

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 29, 1977, in the Council Chamber, commencing at 2:00 P.M.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown Ford, Gerard,
Gibson, Harcourt, Kennedy,
Marzari and Rankin.

ABSENT: Alderman Puil.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of members of the Ladies Mutual Help Group, which is sponsored by the United Chinese Community Enrichment Services Society (SUCCESS) accompanied by Mr. Andrew Shum, an a small party of Cubs from U.B.C. Pack, with their leader, Mr. Alan Yap.

CONDOLENCE

The Mayor noted that former Alderman Bert Emery, a Freeman of the City, had passed away recently, and paid tribute to Mr. Emery's past service with the Council, Park Board and Community organizations.

MOVED by Ald. Gibson

SECONDED by Ald. Kennedy

THAT Council's condolences be extended to Mrs. Emery and family.

- CARRIED UNANIMOUSLY

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy

SECONDED by Ald. Kennedy

THAT the Minutes of the following meetings be adopted.

Regular Council Meeting - March 15, 1977 (with the
exception of the 'In Camera' portion)
Special Council Meeting - March 22, 1977.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Kennedy

SECONDED by Ald. Bellamy

THAT this Council resolve itself into Committee of the Whole,
Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. City-owned Lands West of Hawks Avenue
between Prior St. and Malkin Avenue.

Council, on February 8, 1977, approved the deferral of a Manager's report dated January 11, 1977, on the subject of City-owned lands located west of Hawks Avenue, between Prior Street and Malkin Avenue, pending the hearing of a delegation from the Strathcona Property Owners and Tenants Association.

Mrs. B. Lee and Mrs. Joanne Lee, addressed the Council and summarized the organization's brief dated March 25, 1977, on the need for planning assistance, housing, community services and transportation.

Mr. R. Youngberg, Associate Director - Area Planning, answered questions raised and indicated that some of the problems cited in the report were the subject of study by his Department and a report will be submitted in due course.

MOVED by Ald. Marzari,

THAT this whole matter be deferred and the Director of Planning report back to Council after initiating a planning process with the Strathcona community in an endeavour to resolve the problems involved.

- CARRIED UNANIMOUSLY

2. Fire By-law

Vancouver City Council, after hearing delegations from the Rental Housing Council of B.C., the Committee of Tenants, the Apartment Tenant Owners Association and the Apartment and Lodging House Association at its meeting on September 21, 1976, passed By-laws Nos. 5012 and 5013, being amendments to the Fire and Building By-laws.

On December 14, 1976, Council received for information a resolution of the Housing and Environment Committee, that a Manager's Report dated December 3, 1976, which provided information on average costs of compliance with the Fire by-law, be circulated to interested building owners and tenants groups and such groups be invited to discuss the matter further at a future meeting of the Committee.

On January 11, 1977, Council agreed to receive delegations on the general subject of the Fire By-law and on February 15, 1977, because of lack of time, the matter was deferred to this meeting of Council.

Cont'd....

DELEGATIONS (Cont'd)

Fire By-law (Cont'd)

The following delegations addressed the Council:

- Mr. Jack Hayes - Rental Housing Council of B.C. (Brief filed)
- Mrs. H. Bautovich - Apartment Tenant Owners Association (Brief filed)
- Mr. Oliver Kuys - Apartment & Lodging House Association (Brief filed)
- Ms. Pauline Woodward - Committee of Tenants - 1101 Nicola Street.
(Brief filed)

All of the above organizations requested that Council adopt the National Fire Code instead of the City of Vancouver Fire By-law. Other recommendations are detailed in the submissions filed.

The Mayor reminded Council that the City has applied for Charter amendments to promote implementation of a by-law procedure relative to the requirements of the Fire by-law and, therefore, the subject would be under consideration at a later date. The Mayor proposed, therefore, that the submissions be received so that Council members might study them prior to further consideration.

MOVED by Ald. Bellamy

THAT the submissions made by the various organizations this day be received.

- CARRIED UNANIMOUSLY

3. Complaints re Day Care Centres
on Arbutus, between 6th and 8th

Council, on March 8, 1977, deferred consideration of a report from the Community Services Committee, dated February 24, 1977, concerning Day-care Centres on Arbutus between 6th and 8th, to permit the hearing of a delegation from a Mrs. K. Malek.

Mr. E. C. Arthur, speaking on behalf of Mrs. Malek, addressed the Council this day and made reference to his letter dated March 21, 1977, which had been circulated previously. Mr. Arthur spoke briefly on the number of services or agencies that seemed to proliferate in the area in question. He also advised that he would be submitting a brief to the Provincial Government on the matter and the Mayor suggested that he may wish to circulate a copy of that brief, when prepared, to Council members.

Mrs. George of the Kitsilano Citizens Planning Committee, also addressed Council and made comments supporting the number of social service facilities in the area.

MOVED by Ald. Rankin

THAT the following recommendations of the Community Services Committee, as contained in its report of February 24, 1977, be approved.

"THAT the City Manager's report dated February 8, 1977, be received, and that no action be taken regarding the day care centres on Arbutus Street between 6th and 8th Avenues.

THAT the Director of Planning ensure that adequate landscaping is provided, that buildings are properly painted, and that appropriate fencing is provided before issuing any further development permits for day care centres in the City."

- CARRIED UNANIMOUSLY

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DELEGATIONS (Cont'd)

Complaints re Day Care Centres on
Arbutus between 6th & 8th Avenues (Cont'd)

MOVED by Ald. Kennedy

THAT the Director of Social Planning and the Director of Planning report on the particular problems set out in the letter dated March 21, 1977, from Mr. Arthur, and also report on the City's policy of notifying residents of an area when a service or agency is to be located in that area.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Brockton Oval Grandstand/Fieldhouse

Under date of March 22, 1977, the Park Board submitted the following letter with regard to construction of Brockton Oval Grandstand/Fieldhouse:

"At a Park Board meeting of March 21, 1977, it was resolved:

'That City Council be requested to instruct the Legal Services Department to prepare a construction contract on behalf of the Board between the City of Vancouver and Rossi Construction Ltd., in the amount of \$252,745 for the project.'

Rossi Construction Ltd., was the low bidder for the contract with a bid of \$311,000 at the bid opening of February 7, 1977. Since the bid was in excess of the available construction budget, the \$252,745 represents a negotiated reduced design solution which can be achieved by available funds.

The funds available for the project are the proceeds from the fire insurance claim totalling \$300,000, inclusive of construction costs, basic furnishings/equipment and design fees."

MOVED by Ald. Rankin

THAT the foregoing request of the Park Board be granted.

- CARRIED UNANIMOUSLY

2. Use of Hangars -
Jericho Beach Park

Council noted a letter from the Park Board concerning the use of Hangars Nos. 5 and 6 at Jericho Beach Park, as follows:

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)Use of Hangars -
Jericho Beach Park (Cont'd)

"At the Board's Standing Committee on Planning meeting held on Monday, March 14th, the following report was presented:

..."JERICO BEACH PARK - USE OF HANGARS

"Mr. Ron Howard, architect, outlined his estimates of cost of the minimal improvement work necessary to satisfy the Provincial Fire Marshal to allow use of hangar #5 as a summer concert pavilion only, of \$117,300. He also stated it would cost an additional \$205,000 to meet City building and health bylaws. Mr. Howard noted that even though City Council had waived the enforcement of City building regulations for a proposed event to be held in hangars #5 and #6 on May 21, 22 and 23, the Provincial Fire Marshal had advised that improvements must be made to the buildings before he would allow public assembly use of the hangars. City Council has no jurisdiction over the Provincial Fire Marshal. Mr. Howard also advised that minimal improvements to hangar #6 to satisfy the Provincial Fire Marshal to allow public assembly use would cost approximately \$50-60,000. He advised he did not feel it would be possible to make necessary renovations to the buildings in time for the proposed event on May 21st.

Mr. Howard stated that the foregoing minimal improvements to satisfy bylaws did not provide any funds for upgrading the derelict appearance of hangar #5. He estimated that an additional \$114,000 would be needed to make hangar #5 acceptable by means of painting, window repairs, etc. His total estimate for hangar #5 minimal improvements was \$453,250."...

The following is an excerpt from the minutes of the last meeting of the Board held on Monday, March 21, 1977:

..."JERICO BEACH PARK - USE OF HANGARS #5 AND #6

"It was reported that City Council on March 8th, after considering a request by Mr. Al Clapp for use of hangars #5 and #6 at Jericho Beach Park to hold a Habitat Anniversary event on May 21, 22 and 23, 1977, passed the following resolutions:

..That enforcement action not be taken in respect of regulations which would prohibit the use of the Jericho buildings for this particular event.

..That the Park Board be requested to approve the use by Mr. Clapp of hangars #5 and #6 in Jericho Park for the program planned to celebrate the first anniversary of the United Nations Conference on Human Settlements..

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)Use of Hangars -
Jericho Beach Park (Cont'd)

"The Board on January 24, 1977 had turned down the request of Mr. Clapp as the buildings contravened Provincial regulations pursuant to the Fire Marshal Act for public assembly use. The Board was advised that although the City had waived building bylaw regulations prohibiting use of the buildings, the Provincial Fire Marshal had advised that improvements to meet the Provincial Fire Marshal Act must be made before he would allow public assembly use.

"After discussion, it was regularly moved and seconded,

"RESOLVED: That the Board advise City Council that the Board cannot approve use of any building on park property that contravenes either civic building regulations or the Provincial Fire Marshal Act, and further, that the Board does not approve the proposed use of hangars #5 and #6 by Mr. Clapp from May 21 - 23, 1977.

- Carried."...

Council also noted a letter dated March 22, 1977, from the Provincial Fire Marshal, on the subject, which stated that the buildings in question are subject to the requirements of regulations passed pursuant to the Fire Marshal Act and, as approval had not been obtained, the use of the buildings would constitute an infringement of the regulations.

MOVED by Ald. Kennedy

THAT the Mayor arrange a meeting with the Fire Marshal, Chairman of the Park Board and Alderman Harcourt as soon as possible to discuss the matter of contravention of Provincial regulations re the Jericho Hangars.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy

THAT the letters from the Park Board, dated March 22, 1977, and the Fire Marshal, dated March 22, 1977, be received.

- CARRIED UNANIMOUSLY

3. King George School -
1000 Block Burrard Street -
Heritage Designation

The Council noted the following letter dated March 22, 1977, submitted by the Heritage Advisory Committee, on the designation of King George School:

"The Heritage Advisory Committee, at its meeting on March 14, 1977, passed the following recommendation:

"THAT the correspondence between the Heritage Advisory Committee and the Vancouver School Board on King George School be circulated to City Council and that Council members be advised that the Heritage Advisory Committee is no longer attempting a dialogue with the Vancouver School Board on the matter of King George School;

Cont'd....

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7.

COMMUNICATIONS OR PETITIONS (Cont'd)

King George School -
Heritage Designation (Cont'd)

FURTHER THAT the Heritage Advisory Committee's recommendation to designate the King George School, but which the Committee has held back pending discussions with the School Board, go forward to City Council at its meeting on Tuesday, March 29, 1977."

Attached is an information sheet on King George School, which is the oldest remaining school structure in the City.

Also attached, for background information, is an extract from the minutes of the Heritage Advisory Committee meeting of March 14, 1977 with regard to the above matter. "

A letter dated March 23, 1977, was also noted from Vancouver School Board requesting that Council take no action on this matter until it has heard a delegation from the Board opposing the designation.

MOVED by Ald. Harcourt

THAT designation of the King George School be deferred pending the hearing of a delegation from the School Board and, in the meantime, the Standing Committee on Planning and Development meet with representatives from the School Board when it receives the officials' report on economics, which is being prepared.

- CARRIED UNANIMOUSLY

4. Victoria Trip Expenses

Under date of March 22, 1977, the Heritage Advisory Committee submitted the following letter:

"Vancouver City Council, at its meeting on February 8, 1977, passed the following motion:

"THAT the Mayor and Council of the City of Vancouver support and join with the application of the Heritage Advisory Committee to the Government of the Province of British Columbia for a grant to conduct a full study of non-monetary methods of compensation for designated heritage structures in the City of Vancouver and other centres in the Province."

The Hon. Sam Bawlf, Minister of Recreation and Conservation, has agreed to meet with the Heritage Advisory Committee's sub-committee on economics in Victoria on Monday, April 4, 1977, to discuss the study of non-monetary compensation measures for designated heritage buildings.

Travelling to Victoria for the Heritage Advisory Committee will be myself, as Chairman, Mr. Neil MacKenzie, Mr. Don Towers and Mr. Larry Killam.

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)Victoria Trip Expenses (Cont'd)

Estimated costs of this trip are as follows:

Airwest air fare		
Vancouver/Victoria/Vancouver	- \$52.50 x 4	= \$210.00
Per Diem Expenses		
(Meals, taxis, etc.)	- \$35.00/Day x 4	= <u>140.00</u>
		\$350.00
		=====

Approval of expenses in the amount of \$350.00 is therefore requested to cover the costs of this trip.

Council also considered a footnote by the City Clerk proposing that Council may wish to give the Mayor the authority to authorize trips such as this when any of its Boards or Committees wish to travel to Victoria, as is the policy when Council Members travel to Victoria on City business.

MOVED by Ald. Kennedy

THAT approval be given for members of the Heritage Advisory Committee to travel to Victoria at a cost of \$350.00.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin

THAT, as a policy, the Mayor be authorized to approve trips to Victoria on City business when requests are received from Council's Boards or Committees.

- CARRIED UNANIMOUSLY

5. Completion of Music Centre
Community Music School.

The Community Music School submitted a letter, dated March 21, 1977, requesting a Supplementary Capital Grant of \$30,000 for completion of its Music Centre.

The City Clerk advised that on February 22, 1977, City Council deferred the request of the Community Music School for a cultural grant of \$20,000 for 1977 and a non-recurring grant of \$30,000 for consideration at the time of the 1977 Cultural Grant presentation, however, the Community Music School is now requesting that the non-recurring grant be considered in the 1977 Supplementary Capital Budget. It is suggested that the Community Music School's non-recurring grant request for \$30,000 be referred to the Finance Committee for consideration in the 1977 Supplementary Capital Budget.

MOVED by Ald. Rankin

THAT, as suggested by the City Clerk, the Community Music School's request be referred to the Finance and Administration Committee for consideration in the 1977 Supplementary Capital Budget.

- CARRIED UNANIMOUSLY

RECOGNITION - Retirement -
Miss E. M. Williamson - Director of Nursing.

At this point in the proceedings the Council recognized Miss Eva Williamson, a member of the Health Department, who is retiring from the City.

MOVED by Ald. Marzari

THAT WHEREAS Eva M. Williamson joined the staff of the City of Vancouver, Health Department, on 20 July, 1942;

AND WHEREAS Eva M. Williamson advanced within the Department to the position of Director Community Health Nursing in 1966;

AND WHEREAS on 17 May, 1977, she will be retiring from the City service;

THEREFORE BE IT RESOLVED THAT the Council of the City of Vancouver be and is hereby recorded as extending to

EVA M. WILLIAMSON

sincere and grateful appreciation for her loyal and devoted service over the past 35 years.

The Mayor presented Miss Williamson with a pin, the City of Vancouver' book and a copy of the foregoing resolution. Miss Williamson responded and thanked the Council.

The Council recessed at 3.55 p.m. and, following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 5.25 p.m.

DELEGATIONS (Cont'd)

4. Vancouver City Planning
Commission By-law.

Council, on March 15, 1977, deferred consideration of a by-law to re-structure the City Planning Commission, to permit Mr. G. Massey, its Chairman, an opportunity to address Council.

Mr. Massey commented on the proposed by-law and was of the opinion that the new composition would be unproductive, and urged Council to reconsider the proposal. Mr. Massey proposed a small professional group which would meet less frequently, giving an over-view and commenting on major staff reports. He added that the comments were his own and did not represent the opinions of the present Commission members who are in general agreement with the proposed changes. In this regard the Council noted a letter from the Planning Commission, dated March 4, 1977, and comments of the Community Planning Association of Canada, contained in a letter dated March 1, 1977.

MOVED by Ald. Harcourt

THAT Mr. Massey's submission and the letters from the Vancouver City Planning Commission and the Community Planning Association of Canada, be received and the matter be considered when the by-law is before Council later this day.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)5. City Auto Towing Contract

Council gave consideration to a City Manager's report dated March 21, 1977, concerning the City's Auto Towing Contract, and noted that delegation requests have been received from the Automotive Retailers Association, General Auto Towing and Unitow Services Limited.

MOVED by Ald. Harcourt

THAT, as delegations on this towing contract had been heard on more than one occasion, the delegation requests to speak this day, be not granted.

- CARRIED UNANIMOUSLY

Council also noted a request from ICBC concerning cars with B.C. plates being towed from the scene of an accident to ICBC's storage lots, except when otherwise requested by the owner.

After due consideration, it was

MOVED by Ald. Rankin

THAT the proposal by ICBC be not approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT General Auto Towing be awarded the City's Auto Towing Contract.

- CARRIED

(Ald. Bellamy and Gibson opposed)

CITY MANAGER'S AND OTHER REPORTSA. MANAGER'S REPORT
MARCH 25, 1977Works & Utility Matters
(March 25, 1977)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Closure of portion of Lane South of 69th Avenue West of Ash Street
- Cl. 2: Flat Rates for Property Owners' Share of Completed Local Improvement Projects
- Cl. 3: Tender - Tires and Tubes
- Cl. 4: City Truck Hiring and Leasing Practice

Closure of portion of Lane South
of 69th Avenue, West of Ash Street.
(Clause 1)

At the request of the City Manager, this clause was withdrawn.

Clauses 2 and 3.

MOVED by Ald. Kennedy

THAT the recommendations of the City Manager, contained in clauses 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)Works & Utility Matters
(March 25, 1977) (Cont'd)City Truck Hiring and
Leasing Practice.
(Clause 4)

MOVED by Ald. Brown

THAT this clause be received and no further action be taken.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(March 25, 1977)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: D.P.A. - 3237 Celtic Street
- Cl. 2: D.P.A. - Proposed Emergency Facilities for
Vancouver General Hospital - 920 West 10th
Avenue
- Cl. 3: Rezoning Application - 3665 Kingsway
- Cl. 4: Rezoning Application - S/E Corner of S.W.
Marine Drive and Ash Street
- Cl. 5: Rezoning Application - S/E Corner of S.E.
Marine Drive and Kerr Street

Clauses 1 - 5 inclusive

MOVED by Ald. Rankin

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4 and 5, of this report, be approved.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters
(March 25, 1977)Street Closures in Gastown
for Rain Festival.
(Clause 1)

MOVED by Ald. Gibson

THAT the application by the Gastown Historic Area Co-ordinating Committee to close certain streets on Sunday, April 3, 1977, be approved, subject to the conditions detailed in the report.

FURTHER THAT a grant to cover the cost of temporary signing, barricading and street cleaning, estimated at \$700, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

CITY MANAGER'S & OTHER REPORTS (Cont'd)Finance Matters
(March 25, 1977)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Amendments to Sign By-law
- Cl. 2: The Orpheum Bank Accounts
- Cl. 3: Pacific National Exhibition - Request for Earlier Opening Time on Sundays
- Cl. 4: Revision of Water Works By-law No. 4848 and Fee Schedules "A" and "G"

Amendments to the
Sign By-law
(Clause 1)

MOVED by Ald. Bellamy

THAT recommendations C and D be approved and recommendations A and B be deferred for consideration at the Public Hearing.

- CARRIED UNANIMOUSLY

The Orpheum Bank Accounts
(Clause 2)

MOVED by Ald. Bellamy

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

P.N.E. Request for Earlier
Opening on Sundays
(Clause 3)

MOVED by Ald. Bellamy

THAT this clause be received and it be suggested that the Pacific National Exhibition Board apply to the Provincial Government, if it so desires, to amend the Pacific National Exhibition Act to permit an extension of opening hours on Sunday for sports activities.

- LOST

(Ald. Ford, Gerard, Gibson, Harcourt, Rankin
and the Mayor opposed)

MOVED by Ald. Rankin

THAT a Charter amendment be applied for next year to permit sports events at the Pacific National Exhibition to be held from 1 p.m. to 6 p.m. on Sundays.

- CARRIED UNANIMOUSLY

Revision of Water Works By-law No.4848
and Fee Schedules "A" and "G" (Clause 4)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, contained in this clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Personnel Matters
(March 25, 1977)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Business Orientation Program
- Cl. 2: Appointment of Mr. R. Maki, Codes Engineer, to the Co-ordinating Committee of the Standing Committee on Use and Occupancy of the National Building Code

Clauses 1 & 2.

MOVED by Ald. Brown

THAT the recommendations of the City Manager, as contained in clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(March 25, 1977)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Modification of Lease - 2089 Commissioner (Sterling Shipyards)
- Cl. 2: Stanley Park Beach House Restaurant - Lease Renewal to Mozart Catering Ltd.
- Cl. 3: Lease of Coffee Shop at Britannia Community Services Centre
- Cl. 4: Combined Development of City-owned Parcel at the N/E Corner of Dunsmuir and Richards Streets
- Cl. 5: Sale of 1352 West 6th Avenue

Clauses 1 and 2

MOVED by Ald. Kennedy

THAT the recommendations of the City Manager, as contained in clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

Lease - Coffee Shop at
Britannia Community Centre.
(Clause 3)

MOVED by Ald. Marzari

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Ald. Kennedy & Gerard opposed)

Clauses 4 and 5.

MOVED by Ald. Kennedy

THAT the recommendations of the City Manager, as contained in clauses 4 and 5, be approved.

- CARRIED UNANIMOUSLY

In approving Clause 4 the Mayor directed that the Director of Planning inform the Archdiocese of the Holy Rosary Cathedral of this development.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

B. Waterfront Market

MOVED by Ald. Rankin,
THAT Council

- (a) appoint the Central Waterfront Consultants as architects for the project and approve the appropriation of up to \$20,000 for Architect and Consulting fees to advance the project to the stage as outlined in the body of the report;
- (b) authorize the City Architect to call for bids on the basis of Cost-Plus Fixed-Fee basis from suitable contracting firms for a report back to Council, with the understanding that the work would not proceed unless the Federal Grant is approved.

- CARRIED

(Alderman Kennedy and the Mayor opposed)

MOVED by Ald. Kennedy,
THAT the above motion be deferred for three weeks to provide an opportunity for response from the Federal Government to the City's request for funding.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Marzari and Rankin opposed)

The motion to defer having lost, the motion by Alderman Rankin was put and CARRIED.

I. Report of Standing Committee
on Planning and Development,
March 10, 1977

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Monthly Status of Rezoning Applications
- Cl. 2: Status Report on Physical Changes in Burrard Corridor Character Area - Downtown Peninsula
- Cl. 3: Development Procedure for Production of Non-Market Housing, Phase 2, Area 6, False Creek

Clauses 1 and 2

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Development Procedure for Production
of Non-Market Housing, Phase 2, Area
6, False Creek (Clause 3)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved;

FURTHER THAT role 2 of the False Creek Development Group be amended by adding "by means of an advisory committee".

- CARRIED

(Alderman Kennedy and the Mayor opposed)

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

II. Report of Standing Committee
on Community Services,
March 10, 1977

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Liquor Permit Application - 581 Hornby Street
- Cl. 2: Request for Surplus Furniture and Equipment
Valued at over \$300.00
- Cl. 3: Legal Services Commission Hearing
- Cl. 4: Complaint - Congo Bobs Neighbourhood Pub,
3728 Clark Drive
- Cl. 5: Immigrant Services Centre Funding
- Cl. 6: Inventory of Youth Services

Clauses 1, 2, 3, 4 and 6

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in Clauses 1, 4 and 6 be approved and Clauses 2 and 3 be received for information.

- CARRIED UNANIMOUSLY

Immigrant Services Centre
Funding (Clause 5)

MOVED by Ald. Rankin,

THAT recommendation A of the Committee contained in this Clause be approved after deleting all the words after "March 31, 1978";

FURTHER THAT recommendations B, C, and D of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Transportation,
March 10, 1977

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Annual Traffic Signal Program
- Cl. 2: Speed Limit on Residential Streets

Annual Traffic Signal
Program (Clause 1)

Council noted a request from Mr. N. Davidowicz to appear before it on this matter.

MOVED by Ald. Kennedy,

THAT the recommendation of the Committee contained in this Clause be approved and that Mr. Davidowicz be invited to appear before the Transportation Committee to discuss this matter.

- CARRIED UNANIMOUSLY

Speed Limit on Residential
Streets (Clause 2)

MOVED by Ald. Kennedy,

THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

IV. Report of Standing Committee
on Finance & Administration,
March 10, 1977

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Greater Vancouver Convention and Visitors
Bureau - 1977 Grant Request
- Cl. 2: University Women's Club - 1977 Grant Request
- Cl. 3: Canadian Memorial Church - 1977 Grant Request
- Cl. 4: Society for the Prevention of Cruelty to
Animals - 1977 Grant Request
- Cl. 5: Britannia Society - Rate Policy
- Cl. 6: Cultural Grants - Anticipated Expenditures
for 1977

Clauses 1, 2 and 4

MOVED by Ald. Brown,

THAT the recommendations of the Committee contained in Clauses 1, 2 and 4 be approved.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

Canadian Memorial Church - 1977
Grant Request (Clause 3)

MOVED by Ald. Brown,

THAT the recommendation of the Committee be amended and then approved as follows:

"THAT City Council approve a grant of up to \$10,000 to the Canadian Memorial Church specifically for renovations to the swimming pool facilities."

- CARRIED BY THE
REQUIRED MAJORITY

(Alderman Brown and Mayor Volrich opposed)

(Underlining denotes amendment)

Clauses 5 and 6

MOVED by Ald. Brown,

THAT the recommendation of the Committee contained in Clause 5 be approved and Clause 6 be received for information.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee
on Planning and Development,
March 10/15, 1977

Kitsilano Area Planning Programme -
Plan for Conversion Areas of Kitsilano
(Clause 1)

MOVED by Ald. Harcourt,

THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

VI. Report of Standing Committee
on Community Services,
March 17, 1977

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Solar Energy Society of Canada - Loan Request
- Cl. 2: Housing Registry and Relocation Services
- Cl. 3: Legal Services Commission Hearing
- Cl. 4: Complaint re Tax Buyer's Agency

Clauses 1, 3 and 4

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in Clauses 1, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Housing Registry and Relocation
Services (Clause 2)

MOVED by Ald. Rankin,

THAT recommendations A and B of the Committee contained in this Clause be approved.

- CARRIED BY THE
REQUIRED MAJORITY

(Alderman Kennedy opposed to recommendation A)

VII. Report of Standing Committee
on Planning and Development,
March 17, 1977

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Status Report - Major Development Permit Applications
- Cl. 2: Chairman's Report
- Cl. 3: Policy on Low Density Multiple Housing in RS-1 Areas
- Cl. 4: Offices in Industrial Areas

Clauses 1, 2, 3 and 4

MOVED by Ald. Harcourt,

THAT the recommendations of the Committee contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

VIII. Report of Standing Committee
on Transportation,
March 17, 1977

Taxi-cab Licenses
(Clauses 1)

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

IX. Report of Standing Committee
on Finance & Administration,
March 17, 1977

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Reorganization of the Computer Services Division
- Cl. 2: Redesign of the City's Real Property Tax Bill
- Cl. 3: 1977 Tax Information Brochure - Postal Walk

Reorganization of the Computer
Services Division (Clause 1)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

Redesign of the City's Real
Property Tax Bill (Clause 2)

MOVED by Ald. Kennedy,
THAT the recommendation of the Committee contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

1977 Tax Information Brochure -
Postal Walk (Clause 3)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in
this Clause be approved;

FURTHER THAT the City Manager explore the possibility of an
information insert in the Courier.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO CREATE A COMMISSION, TO BE
KNOWN AS THE VANCOUVER CITY PLANNING
COMMISSION, TO PRESCRIBE THE PERSONNEL
THEREOF AND THE POWERS AND DUTIES OF
THE SAME

MOVED by Ald. Harcourt,
SECONDED by Ald. Brown,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendments.

There being no amendments, it was

cont'd....

Regular Council, March 29, 1977 19

BY-LAWS (cont'd)

BY-LAW TO CREATE A COMMISSION, TO BE
KNOWN AS THE VANCOUVER CITY PLANNING
COMMISSION, TO PRESCRIBE THE PERSONNEL
THEREOF AND THE POWERS AND DUTIES OF
THE SAME (cont'd)

MOVED by Ald. Harcourt,
SECONDED by Ald. Brown,

THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,

THAT, in view of the passage this day of the Vancouver City
Planning Commission By-law, the Planning Commission not be required
to report on rezoning applications for Public Hearings, including
any outstanding applications; provided this policy is not inconsistent
with prevailing legislation.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Closing, Stopping Up, Conveyance to
Abutting Owner and Consolidation
(Portion of N/S of 19th Avenue,
East of Sophia Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Ford,
THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets
and lanes lying within the limits of the City of
Vancouver;
- (2) The South 7 feet of Lot 14, Block 71, District Lot
301, Plan 5112, has been established for road
purposes;
- (3) The abutting owner has made application to purchase
the 7 feet of said Lot 14;

THEREFORE BE IT RESOLVED THAT the South 7 feet of Lot 14,
Block 71, District Lot 301, Plan 5112, now road, be closed,
stopped up and conveyed to the abutting owner; and

FURTHER BE IT RESOLVED THAT the said 7 feet be consolidated
with the remainder of Lot 14 to form one parcel.

- CARRIED UNANIMOUSLY

- B. Closing, Stopping Up, Conveyance to
Abutting Owner and Consolidation
(Portion of N/S Pender Street,
East of Clark Drive)

MOVED by Ald. Rankin,
SECONDED by Ald. Ford,
THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets
and lanes lying within the limits of the City of
Vancouver;
- (2) The South 7 feet of Subdivision "D" of Lots 13 and 14,
Block 11, Subdivision "B", District Lot 182, Plans
1086 and 4157, have been established for road purposes;
- (3) The abutting owner has made application to purchase
the South 7 feet of said Subdivision "D";

cont'd....

MOTIONS (cont'd)

Closing, Stopping Up, Conveyance to
 Abutting Owner and Consolidation
 (Portion of N/S Pender Street, East
 of Clark Drive) (cont'd)

THEREFORE BE IT RESOLVED THAT the South 7 feet of Subdivision "D" of Lots 13 and 14, Block 11, Subdivision "B", District Lot 182, Plans 1086 and 4157, now road, be closed, stopped up and conveyed to the abutting owner; and

FURTHER BE IT RESOLVED THAT the said 7 feet be consolidated with the remainder of Subdivision "D" to form one parcel.

- CARRIED UNANIMOUSLY

Alderman Harcourt requested and received permission to defer the following motions for one week:

1. Mayor's Salary

MOVED by Ald. Harcourt,

THAT the indemnity of the Mayor be increased by six percent, retroactive to January 1, 1977.

(Deferred)

2. Aldermen's Salaries

MOVED by Ald. Harcourt,

THAT the indemnity of the Aldermen be increased by six percent, retroactive to January 1, 1977.

(Deferred)

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Gibson was recognized by the Chair:

Proposed Playing Field
 for Granville Island

MOVED by Ald. Gibson,

THAT, in view of the limitations of space in Phase II of False Creek, Council request the trustees of Granville Island to give serious consideration to a full-sized playing field in the planning of that Island.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Ford -
Scotty's Roofing Ltd.

enquired about the business practices of Scotty's Roofing Ltd. as detailed in a letter to members of Council from the Better Business Bureau dated January 27, 1977, and requested a report from the City Manager with recommendations on whether or not the principals of this firm should be requested to show cause why their business license should not be suspended.

The Mayor so directed.

Regular Council, March 29, 1977 21

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Marzari -
Facilities for the Handicapped
at The Orpheum

raised the question of facilities at The Orpheum to accommodate handicapped persons particularly in wheelchairs, and requested a report from the City Manager.

The City Manager advised there are facilities for the handicapped to arrive at The Orpheum through the lane entrance.

The Mayor directed the City Manager to report as requested by Alderman Marzari.

Alderman Rankin -
Kitsilano Tidal Pool

queried the current status of the pollution problem with Kitsilano Tidal Pool.

The Mayor directed the City Manager to submit to Council an up-to-date status report on the Kitsilano Pool including financial aspects and relative information from all parties involved.

Alderman Bellamy -
Police Overtime

queried the status of the matters he had raised with respect to Police overtime.

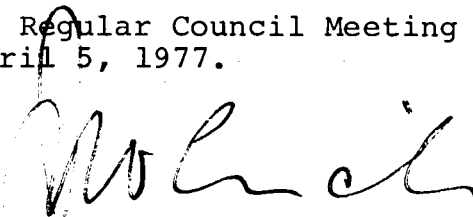
The Mayor advised that discussions are ongoing with appropriate Provincial authorities on this matter.

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The Council adjourned at approximately 9:20 p.m.

- - - - -

The foregoing are Minutes of the Regular Council Meeting of March 29, 1977, adopted on April 5, 1977.



MAYOR



CITY CLERK

March 21, 1977

TO: Vancouver City Council

SUBJECT: City Auto Towing Contract

CLASSIFICATION: Recommendation and Consideration

On November 23, 1976 Council awarded the City's auto towing contract to Unitow Services Ltd. This motion was rescinded on November 30, 1976 at which time it was instructed that the towing contract be retendered.

The Vehicles-for-Hire Board subsequently reviewed the terms and form of tender call for the contract in consultation with the towing companies. Tender documents were issued on Feb. 7 and were opened on Feb. 21. Bids were received from the following two companies:

- 1) Unitow Services Ltd., 1599 Vernon St., Vancouver, B.C.
- 2) General Auto Towing, a division of Cal-M Towing Ltd., 255 Gilmore Avenue, Burnaby, B.C.

Unitow Services Ltd. operates with independent broker-drivers. It was incorporated in August, 1976 and currently has ICBC's contract for auto towing services. ICBC officials report complete satisfaction with their service.

General Auto Towing is an "offshoot" of the present towing contractor, Buster's Auto Towing Service Ltd. General's bid stated that it "will operate as a 100% Teamster organization, comprised of a collection of independent businessmen operating their vehicles as brokers. The main units listed on the equipment list are vehicles leased from our parent company, Car-Van Holdings Ltd., or an associated company, Gilmore Industries Ltd. These units are (to be) sub-leased to the various broker-drivers." To date, no confirmation has been received from the Teamsters that they would certify a broker-driver operation. General's bid was clearly deficient at time of tender because the driver contracts were not included. Driver contracts were delivered on March 8.

The following is a summary of the two bids:

<u>TYPES OF SERVICE REQUIRED:</u>	<u>General</u>	<u>Unitow</u>
1. For the removal of any privately-owned or Police vehicle from anywhere within the City to the main storage place, the Police garage, the City garage, or other place in the City of Vancouver	\$13.00	\$16.00
2. For the removal of any vehicle from outside the limits of the City to the Police garage, the City garage, or to such other place in the City of Vancouver as a Police member may direct from time to time, the amount specified in paragraph one plus an excess mileage charge from the boundary of the City of Vancouver to the vehicle location and return to the said boundary, of	\$.75/mile	\$.50/mile

<u>TYPES OF SERVICE REQUIRED:</u>	<u>General</u>	<u>Unitow</u>
3. For the storage of any vehicle at a lot operated by the Company - per day or part of a day, the sum of	\$ 3.50	\$ 3.00
4. For releasing a vehicle to owner prior to removal to storage lot (Drop Charge)	\$ 6.00	No Charge
5. For towing Police Motorcycles on trailer	\$ 8.00	No Charge
6. Waiting time per $\frac{1}{2}$ hour after first $\frac{1}{2}$ hour, for		
(i) one ton truck	\$10.00	\$10.00
(ii) five ton truck	\$12.00	\$14.00
(iii) tandem truck	\$15.00	\$18.00
(charges to Police Dept. for extraordinary work)		

The Administrative Analyst has reviewed the tenders and notes that the bid from General Auto Towing represents a net saving, in comparison with that from Unitow Services Ltd., of approximately \$43,000 per year to the drivers whose cars are impounded.

It is further noted that, whereas previous contracts did not allude to disabled cars, a new clause (17(c)) was introduced into the current contract at the request of the towing companies. This clause states that the contractor shall perform:

"all required towing from the scene of an accident where the owner or operator of a vehicle is unable or unwilling to specify a towing company"

Subsequent to the issuance of the tender documents, representations were received from ICBC to have this clause deleted. Since the contractors had tendered on the basis of the inclusion of this clause, ICBC was informed that the contract could not be changed. Consequently, on March 16th the senior Vice-President in charge of auto insurance wrote to Council stating, in part:

"The Corporation is presently considering the feasibility of arranging for accident damaged and stolen vehicles to be towed directly from the place of the accident or where they are found to a storage area maintained by the Corporation. The purpose of this arrangement will be to reduce the time a vehicle is in storage and to eliminate the second tow to a claim centre and thus reduce cost."

It is noted that, at present, a vehicle involved in an accident is towed three times prior to repair: to the towing company storing lot; to the ICBC claim centre for adjustment; to the body shop for repair. The Director of Legal Services advises that, since clause 2 of the contract states that the contractor will tow a car "to such other place within the City of Vancouver as directed by the Police member", cooperation with ICBC in the institution of their proposal would be within the terms of the contract. Concurrence with ICBC's request will result in a saving to ICBC of approximately \$140,000 per year (at second-tow rates currently being negotiated with the Automobile Relailer's Association). This saving would ultimately accrue to the general benefit of the driving population.

-3-

The City Manager RECOMMENDS that, in event of ICBC obtaining its own storage lot, the Chief Constable be instructed by Council to direct all tows with B.C. plates from accident scenes to the ICBC storage lot except where otherwise requested by the owner.

A Council decision on this matter at this time will clarify to the Bidders the exact manner in which the Contract is to be performed.

Because of the possible union problems with the low bidder, General Auto Towing, this matter is referred to Council for CONSIDERATION.

DELEGATIONS:

Mr. Bill Gibbs, Automotive Retailers Association
Mr. Carl P. Vanderspek, General Auto Towing
Mr. Lawrence McLellan for Unitow Services Limited

FOR COUNCIL ACTION SEE PAGE(S) 459

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of Lane South of 69th Avenue, West of Ash Street -
Adjacent to Lot 20, Block 21 (Plan 2399) and Lot 20, Block 22 (Plan 2868),
Block D, District Lots 319, 324, and Part of 323

The City Engineer reports as follows:

"On September 10, 1974, Council approved the sale of Lots 1 to 4, Blocks 1 and 2, D.L. 311, Lots 18 to 20, Block 21 and Lot 20, Block 22, Block D, District Lots 319, 324 and part of 323 (west side Ash Street between 69th Avenue and S.W. Marine Drive) to Cheshire Homes Society subject to several conditions including consolidation of the lots to form one parcel. The sale has not been concluded because of the Society's failure to obtain adequate financing; however, consolidation is still considered advisable.

There is a 20-foot lane separating the two said Lots 20.

Portions of the newly created parcel will have to be dedicated for road and lane purposes. The total area of these dedicated portions is approximately 7,400 square feet. The area of lane to be closed is 660 square feet.

I RECOMMEND that all those portions of lane south of 69th Avenue, west of Ash Street, dedicated by the deposit of Plans 2399 and 2868, shown hatched on the attached plan marginally numbered LF 8129, be closed, stopped up and title take thereto and the lane so closed to be subdivided with abutting lands."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Flat Rates for Property Owners' Share of Completed Local Improvement Projects

The City Engineer reports as follows:

"Clause 51B of the Local Improvement Procedure By-Law provides that, by resolution, Council may establish a flat rate per foot frontage with respect to any two or more projects of a like nature based on the average cost per foot frontage of such projects as estimated by Council.

For the Local Improvement Projects completed in 1976, flat rates have been derived from contract costs and the costs of work done by City forces together with an allowance for interest over the construction period and other general charges.

These flat rates have been developed in accordance with the provisions of the Vancouver Charter and the Local Improvement Procedure By-Law and are within, or do not exceed by more than the allowable 10%, the estimated rates approved by Council in the respective Second Step reports for each Court of Revision.

The rates are shown on the List of Projects Completed in 1976 on file in the City Clerk's Office.

I RECOMMEND that the flat rates shown on the above-mentioned list of completed projects be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Tires and Tubes - Tender No. 40-76-1

The City Manager submits the following report of the Purchasing Agent and City Engineer.

"Tenders for the above were opened on February 9, 1976 and referred to the Purchasing Agent and City Engineer for report.

On March 16, 1976, Council awarded a 12-month contract, effective April 1st, 1976, to Giant Tire Ltd., the overall low bidder, at an estimated cost of \$129,656.00 plus Provincial S.S. Tax.

Manager's Report, March 25, 1977 (WORKS A1 - 2)

Clause 3 Cont'd

The tender document provides for the extension of the contract by mutual agreement, for an additional 12-month period. Giant Tire Ltd. has agreed to extend in accordance with the existing terms and conditions as set out in the tender.

Considering that Giant Tire Ltd. has been a satisfactory supplier, and all terms and conditions remain unchanged, we RECOMMEND that the contract be extended for an additional 12-month period."

The City Manager RECOMMENDS that the foregoing recommendation of the Purchasing Agent and City Engineer be approved.

CONSIDERATION:

4. City Truck Hiring and Leasing Practice

The City Engineer reports as follows:

"On August 10, 1976, City Council requested a report on this subject. The following is the present status:

In general, the Engineering Department carries out most of its operations with its own employees and utilizing City-owned equipment. Approximately 80% of public works functions are carried out in this fashion. It is not possible to carry out all City work in this way, and some works are contracted out and, in some cases, vehicles are hired, either with or without drivers. This is done only when it is more economic for the City to do so and usually occurs for "peak shaving" purposes and for one-time projects. In these circumstances, when the work is going to be of short duration and will not be repetitive, it is not economic for the City to increase its fleet substantially and then to lay off employees and sell the fleet when the job is done. Examples of such short-term, one-time projects are the Granville Mall project, the False Creek Seawall project, etc. Similarly, through the summer period when the workload is at its highest, or during a snowfall during the winter when all available equipment is needed, then considerable hiring occurs.

The procedure for hiring trucks and other equipment was reviewed by City Council in 1967 and Council resolved to continue with the then-existing procedure. At that time a more formal tendering procedure was evaluated, as well as several others, but Council decided that the procedure we now employ was best.

The present system that the Engineering Department uses for hiring trucks and equipment is informal:

1. This Department establishes, on an annual basis, the rate we will pay for hire for the coming year.
2. Any truck owner can submit his name for our hiring list. If he meets certain basic requirements for insurance, registration, etc., his name is listed. The current list has 95 names.
3. When the need for trucks or equipment arises which cannot be met by City-owned trucks or equipment, private equipment is hired from suppliers on the noted list. Basically the policy has been to hire only one piece of equipment from each supplier per branch thus distributing the hiring to as many suppliers as possible. There is no obligation on the part of the suppliers to have equipment available for the City's use and in peak periods it is sometimes difficult to obtain equipment. The rates paid to suppliers are based on the minimum going rates in the Greater Vancouver area.

While the Engineering Department has, in general, found this system satisfactory, there are certain points which should be listed:

- (a) The suppliers do not guarantee that equipment will be available for the City's use at any given time. In peak periods this results in considerable searching and delay in obtaining the necessary equipment. These delays alone have not been considered serious enough to warrant changing the system.

Cont'd . . .

Clause 4 Cont'd

- (b) Comparison of the prices paid by the City with those paid by municipalities hiring under contract shows that the prices paid by the City are very similar to those obtained under contract.
- (c) From time to time complaints have been received objecting to the system now used by the City and requesting that the City call for tenders for trucking requirements.

Occasionally special circumstances arise which call for a variation in our pattern, such as a recent case where six trucks were hired without operators to meet a short term need. In general, these special needs are accommodated within the system set out above.

In our efforts to improve the system we have examined a number of methods used in other municipalities. All the methods represent a compromise between the flexibility demanded by the operational requirements and the tendency towards fixed control inherent in the administrative function. We have been unable to find a perfect system.

The system which Council considered, and rejected in 1967 was for a formal contracting procedure for hiring trucks. Council at that time took the view that such a scheme might concentrate the City business into the hands of a very few major contractors, to the detriment of the small independent operators who were traditionally employed. Works prospects now indicate a decline in the amount of hiring which will be done, and a formal contracting procedure would therefore be inappropriate now. Burnaby, which pioneered the formal contract system, has found it to be cumbersome to use, and has since abandoned the system.

In our examination of alternative methods we have concentrated on those which are relatively simple, flexible, economical to operate and still provide fair treatment to the contractors. There seem to be two possibilities which meet these requirements:-

1. A rotation system in which all qualified applicants go on a list and are hired in strict rotation.
2. A price order system in which qualified applicants bid for work and are hired in price order.

Each of these systems poses some operational problems and would certainly increase our costs of operation. We can find no system which would operate as economically as our present one. We have summarized the major advantages and disadvantages of the three systems below.

COMPARISON OF TRUCK HIRING SYSTEMS

- | | | |
|-----------------------------------|------------------------|--|
| 1. <u>PRESENT INFORMAL SYSTEM</u> | - <u>Advantages</u> | - Flexible, Economical, provides service satisfactory to Engineering Department. |
| | - <u>Disadvantages</u> | - Subject to complaints from contractors. |
| 2. <u>ROTATION HIRING</u> | - <u>Advantages</u> | - Flexible. Fairly simple to operate. |
| | - <u>Disadvantages</u> | - Spreads business very thinly.
- Increases problem of maintaining standards.
- Stifles incentive among operators.
- More costly to operate than present system. |
| 3. <u>PRICE-ORDER HIRING</u> | - <u>Advantages</u> | - Assures low prices,
- Fairly simple to operate. |
| | - <u>Disadvantages</u> | - Encourages marginal operators.
- Concentrates business to certain suppliers.
- Discourages incentive in performance.
- Maximizes problem of maintaining standards.
- More costly to operate than present system. |

Cont'd . . .

Manager's Report, March 25, 1977 (WORKS A1 - 4)

Clause 4 Cont'd

In view of the recurrent complaints which the Aldermen hear on this subject the City Engineer presents this report for CONSIDERATION by Council. If Council wishes to reconsider the 1967 decision to continue the present hiring system the City Engineer will prepare a detailed examination of the alternatives together with the costs anticipated."

The City Manager submits the report of the City Engineer for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 4594460

Manager's Report, March 25, 1977 (BUILDING: A-4 - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Development Permit Application #76456 -
3237 Celtic Street

The Director of Planning reports as follows:

"Development Permit Application #76456 had been filed by Mr. D. E. White to construct a two storey dwelling and a 20' x165' stable for horses on the north-western portion of this site. The applicant also requests permission to keep six (6) horses on this site.

The site is located in an RA-1 (Limited Agricultural District). Section 10(16)(c) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council.

On January 31, 1977, the Director of Planning approved Development Permit Application #76456 for the construction of a two storey dwelling and a stable for horses on the north-western portion of the site, subject to the following condition:

'Prior to the issuance of the Development Permit:

... approval is to be first received from City Council for the keeping and boarding of a maximum of six (6) horses on this site.'

RECOMMENDED:

That City Council approve the keeping and boarding of a maximum of six (6) horses at 3237 Celtic Street."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Development Permit Application #71880 - Proposed
Emergency Facilities for Vancouver General
Hospital - 920 West 10th Avenue

The Director of Planning reports as follows:

"Hansen & Erb, Architects, have filed Development Permit Application #71880 on behalf of Vancouver General Hospital to construct a one storey and basement building to contain the Emergency Department.

On June 29, 1969, City Council approved the rezoning of this site along with the overall Vancouver General Hospital Complex to CD-1 subject to several conditions which were attached by resolution of Council. Two of these conditions were:

- '1. Building Site Coverage - the maximum site coverage by buildings not to exceed 23% of the gross site area.
2. Landscaping - the provision of landscaped open space not to be less than 30-40% of the gross site area.'

The proposed development which also includes demolition of some older existing buildings would increase the Building Site Coverage to 40.3% which is only an increase of 2.8% over the existing total site coverage.

Cont'd . . .

Manager's Report, March 25, 1977 (BUILDING: A-4 - 2)

Clause #2 continued:

No detailed plans have been submitted on the landscaped area of the total site, however, the proposed structure would not materially alter the amount of landscaped open space.

It is noted that the situation has changed considerably regarding this Hospital site since the CD-1 Zoning was established in 1969 and it is considered that a revised plan should be produced for the area. Staff of the Hospital have indicated that they would be prepared to participate in formulating a new plan. Due to the urgent requirement for the Hospital Emergency facilities it is felt that this Development Permit Application should not be held at this time pending a revised overall plan.

Recommendation

That the Director of Planning be authorized to issue Development Permit Application #71880 for the construction of the building for the emergency facilities with a total site coverage of 40.3% and further, that Council ask the Vancouver General Hospital to produce for review by Council a revised plan for the Hospital facilities in this CD-1 area."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Rezoning Application - 3665 Kingsway - Lot B, Block 6, D.L. 36 and 49, N.W.D., Plan 8825

The Director of Planning reports as follows:

'An application has been received from Mr. B. Ledingham, President, Ledingham Properties Ltd., requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (M-1) Industrial District to (C-2) Commercial District for the purpose of:

'Developing commercial facilities in keeping with City of Vancouver Zoning and Development By-Law No. 3575 for (C-2) Commercial District.'

SITE DESCRIPTION

The site is located on the north side of Kingsway between Boundary Road and Ormidale Street. The site has a frontage of 232 feet along Kingsway, 169 feet along Boundary Road, 231 feet along the lane and 185 feet along Ormidale Street, for a total site area of 41,232 square feet. (See Appendix A). The site, one parcel, is zoned (M-1) Industrial District and is presently undeveloped.

The lands to the north are zoned (RS-1) One Family Dwelling District and are developed with one family dwellings. The lands to the west and south are zoned and developed as (C-2) Commercial District. The property to the south is developed as a public utility. The lands generally along both sides of Kingsway are zoned and developed as (C-2) Commercial District. The lands to the east, in Burnaby are being developed with the B.C. Telephone Company office building as part of the developing regional town centre. The lands located at the southeast corner of Kingsway and Boundary Road in Burnaby are developed as Central Park.

PROPOSED DEVELOPMENT

The applicant submitted a set of drawings with the application which were stamped "Received, City Planning Department, August 17, 1976". The plans indicate a three-storey building containing offices, a restaurant, a bank, retail space and two levels of underground parking. Vehicular ingress and egress to the parking is provided from Ormidale Street. The drawings indicate a plaza at the southeast corner of the site.

Cont'd . . .

Manager's Report, March 25, 1977 (BUILDING: A-4 - 3)

Clause #3 continued:

CALCULATIONS

Site Area:	41,232 square feet
Gross Floor Area:	72,160 square feet
Office Use:	45,916 square feet
Gross Floor Space Ratio:	1.75
Office Use:	1.11
Height:	49 feet plus two levels of underground parking as measured from Boundary Road. However, as the height of the building exceeds 40 feet, relaxation by the Director of Planning is required. It should be noted that along Kingsway the proposed development is three storeys (32 feet) in height.
Off-Street Parking:	Required: 139 Proposed: 142
Off-Street Loading:	Required: 4 Proposed: 1

URBAN DESIGN PANEL

The Urban Design Panel considered the application on August 5, 1976 and recommended:

'That the rezoning be approved and the design be brought back after the land is rezoned.'

CITY ENGINEER

The City Engineer, in a memorandum dated September 23, 1976, comments as follows:

1. Vehicular ingress and egress is acceptable from Ormidale Street.
2. Boundary Road street widening - no further widening required for west side of Boundary Road.
3. Off-street parking and loading -
 - (a) Number of loading bays not indicated. Area designated for loading not properly laid out and will be difficult to secure.
 - (b) Parking layout poor re: circulation, stalls, aisles and clearances are substandard.
4. Other comments:
 - (a) Building grades are required along with design elevation of all entrances.
 - (b) Garbage facilities should be indicated.'

ANALYSIS

On March 8, 1977 Council considered a recommendation from the Director of Planning to withdraw the application to amend the text of the (C-2) Commercial District schedule whereby offices would be restricted as an outright use to a maximum floor space ratio of 1.2 and a maximum floor area of 5,000 square feet. Council resolved that the application be withdrawn and further approved the Director of Planning's second recommendation to monitor office development in the C-2 Districts and report back with in six months.

It is felt wise to keep within both the present zoning character of this area and the developing policies of the City regarding the (C-2) District Schedule. Any alteration to this position would require a detailed area planning study of this part of the City.

A letter was received on January 30, 1977 from the Killarney Champlain Citizens for Action requesting that the rezoning of this site be withheld until such time as the Joyce Street bus loop, overall transit plan for southeast Vancouver and South Burnaby, and commercial needs of the new B.C. Telephone building are resolved. See Appendix B

Cont'd . . .

Manager's Report, March 25, 1977 (BUILDING: A-4 - 4)

Clause #3 continued:

for the full text of the letter. The rezoning of this site to (C-2) Commercial District is thought to be logical and appropriate given the zoning and development on the surrounding lands. Furthermore, transportation issues extend far beyond this specific site and will only be resolved after extensive study of both this area and regional transportation needs.

The Director of Planning is prepared to favourably consider the proposed development, however in relaxing the height, which exceeds 40 feet as measured from the mean grade of Boundary Road, the Director of Planning shall have regard to the one-family dwellings to the north. The Vancouver City Planning Commission, when considering this application on October 6, 1976 concurred with the recommendation of the Director of Planning.

RECOMMENDATION: The Director of Planning recommends that the application to rezone be approved."

The City Manager RECOMMENDS that the report of the Director of Planning be received and the whole matter be referred to a Public Hearing.

4. Rezoning Application - Southeast Corner of
S.W. Marine Drive and Ash Street - Lot A,
Plan 4690, Block 7, D.L. 311

The Director of Planning reports as follows:

'An application has been received from Mr. M.E. Hardisty requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (RT-2) Two-Family Dwelling District to (CD-1) Comprehensive Development District and (M-1) Industrial District for the purpose of:

'The development of the north portion of this lot with a 300 seat restaurant under requested (CD-1) zoning and subdividing this lot and zoning the south portion for future (M-1) Industrial development.'

SITE DESCRIPTION

The site is located on the southeast corner of S.W. Marine Drive and Ash Street. The "L"-shaped site fronts onto S.W. Marine Drive and is flanked on the west by Ash Street and on the east by Cambie Street. Frontage distance along S.W. Marine Drive is 214 feet and total site size is 92,980 square feet. (See Appendix A).

The site is zoned (RT-2) Two-Family Dwelling District and developed with a large duplex on the northwest corner of the site, six old motel units on the southwest corner and mobile homes/trailers throughout the remaining area of the site. (See Appendix B).

The lands to the west are zoned (CD-1) Comprehensive Development District and developed with a restaurant, a bank and an office building. The lands to the northwest and fronting onto the north side of S.W. Marine Drive are zoned (RS-1) One-Family Dwelling District and are generally vacant with portions allocated for future park use. The lands to the northeast and fronting onto the north side of S.W. Marine Drive are zoned (C-1) Commercial District and developed with two gasoline service stations. The lands to the east of the site are zoned (RT-2) Two-Family Dwelling District and generally developed with one-family dwellings on those lands fronting onto S.W. Marine Drive and two-family dwellings on those lands fronting onto Cambie Street. Further to the east, across Cambie Street, the lands are zoned (M-1) Industrial District and are developed with a public authority (I.C.B.C.) on the northerly portion and are vacant to the south. The lands to the south are zoned (M-2) Industrial District and developed with various

Cont'd . . .

Manager's Report, March 25, 1977 (BUILDING: A-4 - 5)

Clause #4 continued:

industrial uses (metal processing, clay products manufacturing, cement contracting) and some older one-family dwellings. The lands to the southwest are zoned (RT-2) Two-Family Dwelling District and developed with 36 one and two-family dwellings. These dwellings vary greatly in age, visual inspection of the exteriors, indicating that most are in good condition.

BACKGROUND

In 1940 permits were issued for construction of and addition to a bungalow court on the southwest corner of the site. A permit was issued in 1947 to permit construction of a washroom for ten trailers on the site which were approved by Council.

The large one-family dwelling located on the northwest corner of the site was converted into a duplex under a permit issued in 1957. In an Inspector's report in July 1964, it was noted that a portion of this duplex was being used as an office for the trailer court.

The trailer court has been a non-conforming use on this site since 1956 as this use is not permitted in the (RT-2) Two-Family Dwelling District under the Zoning and Development By-Law No. 3575. Development Permits have therefore not been issued for expansion or further development of the trailer court. Permits have, however, been issued for electrical and plumbing installations necessary to bring the trailers up to the standards required by code.

A number of enquiries have come forward in recent years concerning possible re-development of this site. An enquiry regarding development of townhouses under the existing zoning was not encouraged as this site was felt to be inappropriate for residential use given the industrial character of the area and concern with the safety of residents having to cross S.W. Marine Drive. An enquiry was received in November 1975 regarding possible rezoning to permit retail stores, office and a restaurant. In responding to this enquiry, the Department indicated that high quality industrial uses were felt to be appropriate for this site and that support could not be given to the proposed commercial use of this property.

PROPOSED DEVELOPMENT

The applicant submitted a set of drawings with the application which were stamped "Received, City Planning Department, January 6, 1977". The plans indicate a restaurant with a seating capacity of approximately 300 and ancillary surface parking. These plans pertain to the northerly portion of the site only for which a rezoning to (CD-1) Comprehensive Development District is requested.

No plans were submitted for the southerly portion of the site for which a rezoning to (M-1) Industrial District is requested.

CALCULATIONS (Proposed restaurant development on northerly portion of the site)

Site Area:	51,080 square feet
Proposed Floor Area:	9,397 square feet
Floor Space Ratio:	Proposed: 0.183
Height:	Proposed: 20 feet
Parking:	Proposed: 90 spaces Required: 21 spaces
Loading:	Proposed: Number of spaces not indicated although loading deck is proposed. Required: 2 spaces (under Section 13)

NOTE: For comparison purposes, the development on the lands to the west zoned as (CD-1) Comprehensive Development District, was restricted to a height of two storeys and approved at a floor space ratio of 0.4.

Cont'd . . .

Manager's Report, March 25, 1977 (BUILDING: A-4 - 6)

Clause #4 continued:

URBAN DESIGN PANEL

The Urban Design Panel considered the application on January 20, 1977 and reported as follows:

'That the rezoning be approved and that the site planning be improved when the proposal is submitted for a Development Permit Application.'

Discussions with the Urban Design Group and the Urban Design Panel indicate that further consideration should be given to the location of both the restaurant and ancillary parking with regard to the environment as viewed from within the restaurant and the relationship of the proposed development to existing residential development on the east and southwest. Subsequent discussions with the architect indicate that revised site plans are being prepared to accommodate these concerns.

CITY ENGINEER

The City Engineer has no objections to the proposal provided that:

1. The east 10 feet of the easterly portion of the proposed (CD-1) area is dedicated for lane purposes and the lane outlet to Ash Street, or a turnaround satisfactory to the City Engineer, is provided in the southerly portion of the proposed (CD-1) area.
2. Boulevard crossings to serve the development are approved by the City Engineer.

ANALYSIS

Most lands south of Marine Drive and east of Angus Drive are zoned for industrial use. Lands south of S.W. Marine Drive and zoned for industrial uses are largely developed at present, giving the area a strong industrial character. Isolated areas of land in this area are, however, zoned to permit residential and commercial development. Expansion of these isolated zones has not been encouraged as the area is felt to be most appropriately developed with industrial uses. High quality industrial development has been encouraged particularly for those lands fronting onto the south side of Marine Drive.

Under the existing zoning on this site, townhouses may be permitted as a conditional use. This type of development is felt to be inappropriate, given the existing industrial character of the area, traffic and the desirability of promoting high quality industrial development along the south side of Marine Drive.

A restaurant is permitted as an outright use under the (M-1) Industrial District Schedule and as a conditional use under the (M-2) Industrial District Schedule. Both the (M-1) and (M-2) Industrial District Schedules would, however, permit many uses and a form of development which would be inappropriate for this site. For this reason, (CD-1) Comprehensive Development District By-Laws have been enacted to specifically control the permitted uses and conditions of development for some parcels of land south of Marine Drive.

The site and lands to the east, south and west were zoned (RT-2) Two-Family Dwelling District in 1938 with enactment of the Zoning By-Law No. 2516. In August 1958 the lands south of the site were rezoned from (RT-2) Two-Family Dwelling District to (M-2) Industrial District. In February 1971 the lands to the west of the site were rezoned from (RT-2) Two-Family Dwelling District to (CD-1) Comprehensive Development District, the CD-1 By-Law specifying a restricted list of uses including a bank, office building and restaurant (excluding a Drive-In) which have subsequently been developed. The office building is currently vacant. One condition of development was provision of a 40-foot landscaped setback along Marine Drive. The form of development and permitted uses were greatly conditioned by the existence of the residential development to the south.

A rezoning application requesting rezoning of two lots at the southwest corner of S.W. Marine Drive and Cambie Street from existing (RT-2) Two-Family Dwelling District to (C-1) Commercial District was withdrawn in November 1972 when the Department recommended that the rezoning be refused. Refusal was recommended as the proposed office building was felt to be inappropriate, given the Department's desire that these lands be developed with high quality industrial uses.

Cont'd . . .

Clause #4 continued:

Due to a lack of funds, which would permit acquisition by the City of the remaining lands south of S.W. Marine Drive zoned as (RT-2) Two-Family Dwelling District, permits were issued in recent years for construction of additions and new Two-Family Dwellings on properties to the southwest of the site. It is still felt that on a long term basis these lands would be most appropriately developed with high quality industrial uses such as warehousing, wholesaling and light manufacturing.

The form of development desired for the site is similar to that which exists on the lands to the west zoned as (CD-1) Comprehensive Development District and on the lands to the east at the southeast corner of Cambie Street and S.W. Marine Drive which are developed with a public authority use (I.C.B.C.).

A proposed (CD-1) Comprehensive Development District By-Law and conditions of development, which would produce the form of development desired, are attached to this report as Appendix D.

The Director of Planning recommends:

1. A. That the rezonings of the southerly portion of Lot A, Plan 4690, Block 7, D.L. 311, measuring ± 118.9 feet, from (RT-2) Two-Family Dwelling District to (M-1) Industrial District be approved, subject to the following conditions:

- i) The site (Lot A, Plan 4690, Block 7, D.L. 311) be first subdivided into the south 118.9 feet and the remainder, and that the owner dedicate to the City the required lands for lane as determined by the City Engineer and that these be so registered in the Land Registry Office.
- ii) The detailed scheme of Development in a Development Permit Application be first approved by the Director of Planning after advice from the Urban Design Panel, having particular regard to the surrounding residential development.
- iii) Crossing and lane turnaround, if necessary, to be to the satisfaction of the City Engineer.

Should the above conditions not be complied with by the owners within one year from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.

- B. That the rezoning of the northerly portion of the site (being Lot A, Plan 4690, Block 7, D.L. 311 except the southerly ± 118.9 feet) from (RT-2) Two-Family Dwelling District to (CD-1) Comprehensive Development District in accord with the draft By-Law wherein uses and form of development are restricted to that shown in Appendix D, be approved subject to the following conditions:

- i) The site (Lot A, Plan 4690, Block 7, D.L. 311) be first subdivided into the south 118.9 feet and the remainder and that the owner dedicate to the City the required lands for a lane as determined by the City Engineer and that these be so registered in the Land Registry Office.
- ii) The detailed scheme of development in a Development Permit Application shall first be approved by the Director of Planning following advice from the Urban Design Panel, having due regard to the quality of the overall design, the provision and maintenance of landscaping traffic circulation, ingress and egress, off-street parking and loading, garbage collection facilities and the provision and location of mechanical equipment and provision and maintenance of pollution control equipment.
- iii) Crossing and lane turnaround, if necessary, to be to the satisfaction of the City Engineer.

Cont'd . . .

Manager's Report, March 25, 1977 (BUILDING: A-4 - 8)

Clause #4 continued:

Should the above conditions not be complied with by the owners within 180 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.

2. The Director of Planning be instructed to make application to amend Schedule 1 of By-Law No. 4810, being the Sign By-Law, to establish a Sign Schedule whose control shall be applicable to the new (CD-1) Comprehensive Development District being created.

The Director of Planning further recommends that this report be received and be referred to a Public Hearing after a report from the Vancouver City Planning Commission.

The City Manager RECOMMENDS that the report of the Director of Planning be received and the whole matter be referred to a Public Hearing.

5. Rezoning Application - Southeast Corner of S.E. Marine Drive and Kerr Street - Lot 2 (except 'A') of Lot 'A', Block 8, D.L. 330-331

The Director of Planning reports as follows:

'An application has been received from Mr. A.T. Gjernes, Nesbitt Building and Development Ltd., requesting an amendment to the Zoning and Development By-law No. 3575 whereby the above-mentioned property be rezoned from (C-1) Commercial District and (RT-2) Two-Family Dwelling District to (CD-1) Comprehensive Development District for the purpose of:

- Developing a two-storey warehouse and ancillary office complex
- Total building area to be approximately 12,000 square feet on 16,000 square foot site area (max, F.S.R. of 1.0)
- Site coverage will be approximately .50'.

SITE DESCRIPTION

The site is located on the southeast corner of S.E. Marine Drive and Kerr Street. The rectangular site measures 93 feet along S.E. Marine Drive and 172 feet along Kerr Street, producing a site area of 15,996 square feet. (See Appendix A).

The site is currently zoned (C-1) Commercial District on the northerly 100 feet and (RT-2) Two-Family Dwelling District on the southerly 72 feet. No development exists on the site although extensive land fill has been placed.

The lands directly to the south are zoned (RT-2) Two-Family Dwelling District and developed with a one-family dwelling in good condition. The lands further to the south are zoned (M-1) Industrial District and developed with a lumber yard. The lands to the east are zoned (RT-2) Two-Family Dwelling District and developed with One-Family Dwellings on the adjacent three lots and lumber storage on the southerly portion of the lands owned by Spool's Lumber further to the east (approved by the Board of Variance for a limited period of time and subject to review without prejudice).

The lands to the north are zoned (RS-1) One-Family Dwelling District and are presently vacant. The lands are city-owned and designated for future park use. The lands to the northwest are zoned (RS-1) One-Family Dwelling District and developed as a golf course. The lands to the west are zoned (CD-1) Comprehensive Development District to permit limited industrial uses and are presently vacant.

BACKGROUND

According to City records the zoning on this block has been in existence since 1938.

Cont'd . . .

Clause #5 continued:

In September 1959 City Council approved of the recommendations of the Technical Planning Board that all lands south of S.E. Marine Drive be rezoned to (CD-1) Comprehensive Development District for the development of high quality industrial estates and that lands should be consolidated into larger parcels for a better form of development.

Rezoning to (CD-1) Comprehensive Development District for industrial use was subsequently approved at a Public Hearing in May 1960 for the lands bounded by Kerr Street on the west, Boundary Road on the east, Kent Street on the south and the realigned S.E. Marine Drive on the north. Approval was granted subject to a number of conditions. The amending By-Law has not been enacted. A report on these lands will be presented to Council later in 1977.

Rezoning for lands to the west of Kerr Street to (CD-1) Comprehensive Development District was approved and the amending By-Law enacted. Successful attempts to bring about larger sites and a good form of industrial development in this area have been aided by this (CD-1) Comprehensive Development District and also by City ownership of several parcels of land.

Through consistent policy application, industrial development in the area to the west of Kerr Street has been successfully limited to warehousing, wholesaling and light manufacturing contained within completely enclosed buildings except for parking and loading. The policy also includes provision of a landscaped setback from Marine Drive and the discouragement of office and retail development.

PROPOSED DEVELOPMENT

The applicant submitted a set of drawings with the application which were stamped "Received, City Planning Department, August 12th, 1976." The plans indicate a warehouse with ancillary office, having a height along S.E. Marine Drive of one storey and a two-storey height adjacent to the residentially-zoned property at the rear due to the slope of the land.

CALCULATIONS

Site Area:	15,996 square feet
Floor Area:	11,006 square feet (% office not indicated)
Floor Space Ratio:	0.688
Parking Spaces:	Proposed: 9 Required: 9 (Assuming maximum ancillary office space of 1/3 gross floor area)
Loading Spaces:	Proposed: 3 Required: 3

CITY ENGINEER

The City Engineer has no objections to this proposed rezoning but points out that sewage will have to be pumped to Marine Drive. Detailed provisions for services, access, etc., will be dealt with at the Development Permit stage.

ANALYSIS

The form of development presented with the application (warehousing, two storeys in height with a landscaped setback) is appropriate and would be permitted under the (M-1) Industrial District Schedule. There is, however, no guarantee within the (M-1) Industrial District that this would be the ultimate form of development. The outright uses and development that may be permitted under the (M-1) Industrial District - for example: automobile repair shop, restaurant, gasoline service station - would not be appropriate.

Manager's Report, March 25, 1977 (BUILDING: A-4 - 10)

Clause #5 continued:

While industrial development as proposed by the applicant is acceptable for this area, the (M-1) Industrial District zoning is inappropriate for the area east of Kerr Street in the same way that it was felt to be inappropriate for the area west of Kerr Street. The (CD-1) Comprehensive Development District approved for the area west of Kerr Street and the policy applied to it has produced the type of high quality industrial development which should be encouraged for the lands east of Kerr Street.

The ownership of land in the vicinity is shown on the attached map (See Appendix B). The large land owners are the City of Vancouver, MacMillan-Bloedel and Spool's Lumber.

City-owned lands in the area are being held awaiting consolidation, servicing and a policy on zoning and marketing. A policy regarding both City and privately-owned lands in the area is the subject of a report to City Council in 1977.

The MacMillan-Bloedel lands located north of the railway are at present used for storage and are, for the most part, zoned (M-1) Industrial District. There is, no active proposal for further development of this property.

Spool's Lumber have been located in this area for years and have gradually been consolidating land. Lumber piles or sheds are located on a portion of their property zoned as (RT-2) Two-Family Dwelling District, having been permitted through successful annual appeal to the Board of Variance since, April 1967 (Appeal No. 16491). Appeals have been granted for one year terms only pending a review of the current zoning of these lands. Spool's Lumber have considered comprehensive development plans for a number of years but no proposals have been forthcoming.

The site indicated on the map as Site No. 2 (See Appendix B) is a private home. The owner, Mr. W. Steele, does not wish to sell or enter into consolidation at this time.

The site indicated on the map as Site No. 3 (See Appendix B) is also privately owned. The owner, Mr. T. Mare, is waiting for potential industrial development. The proposed rezoning of this site cannot be considered in isolation of surrounding lands.

Through discussions with the Department, the applicant, Mr. A.T. Gjernes, agreed to amend his application to request (CD-1) Comprehensive Development District as opposed to his initial application for (M-1) Industrial District zoning.

In view of the City's desire to promote and maintain high amenity industrial/warehouse development along S.E. Marine Drive and at the same time give assurance to the applicant and other property owners in the area, it is proposed that the application to rezone the site to (CD-1) Comprehensive Development District be permitted but that the Director of Planning also be directed to make application to rezone to (CD-1) Comprehensive Development District the larger area bounded by S.E. Marine Drive on the north, Hartley Street on the east, Kent Avenue on the south and Kerr Street on the west. The appropriate (CD-1) Comprehensive Development District By-law would permit warehousing, wholesaling and light manufacturing uses to be conducted within completely enclosed buildings except for parking and loading. A maximum floor space ratio of 1.0, a maximum height of 40 feet or three storeys and a 40 foot landscaped setback from S.E. Marine Drive would also be included in the appropriate (CD-1) Comprehensive Development District By-law and conditions of development to promote high amenity development.

A proposed (CD-1) Comprehensive Development District Draft By-law and conditions of development are attached to this report (See Appendix C). The applicant, Mr. A.T. Gjernes, supports the draft by-law and conditions of development.

Cont'd . . .

Manager's Report, March 25, 1977 (BUILDING: A-4 - 11)

Clause #5 continued:

RECOMMENDATION:

1. The Director of Planning be instructed to make application to:
 - (a) Rezone the lands bounded by S.E. Marine Drive on the north, Hartley Street on the east, Kent Avenue on the south and Kerr Street on the west to (CD-1) Comprehensive Development District in accord with the draft By-law and conditions of development attached to this report as Appendix C. These lands incorporate the site for which rezoning is requested by Mr. A.T. Gjernes.
 - (b) Amend Schedule 1 of By-law No. 4810, being the Sign By-law, to establish a Sign Schedule whose control shall be applicable to the district.
2. The Director of Planning recommends that the following recommendation be received and the whole matter be referred to a Public Hearing after a report from the Vancouver City Planning Commission:
 - (a) That the Director of Planning application be approved. '

The City Manager RECOMMENDS that the report of the Director of Planning be received and the whole matter be referred to a Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 960

A-6

MANAGER'S REPORT, March 25, 1977 (FIRE: A-6 - 1)

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Street Closures in Gastown to Accommodate a Rain Festival

The City Engineer reports as follows:

"In a letter dated February 24, 1977, Mr. A. Bowen, Secretary of the Gastown Historic Area Co-ordinating Committee, requested that certain streets in Gastown be closed to vehicular traffic on Sunday, April 3, 1977 from 10:00 a.m. to 10:00 p.m. to accommodate a Rain Festival.

The proposed area for the Rain Festival celebrations as set out in their letter has been amended by the deletion of the 200 block Carrall Street and the unit block Powell Street. A further amendment in their program is the Committee's decision to not include the 20-foot diameter above ground swimming pool in this year's celebrations.

Upon receipt of the request to hold the Rain Festival, a meeting was held between the Engineering Department, Police Department, Planning Department and the secretary of the Gastown Historic Area Co-ordinating Committee to ensure that this event would be successful. The deletion of the 200 block Carrall and the unit block Powell Streets, necessary to facilitate transit services, was agreed to by the Co-ordinating Committee. The decision to not include the swimming pool in this year's event was due to construction problems encountered in setting it up. The streets requested to be closed are:

Water Street, from Cordova Street to Carrall Street
 Alexander Street, from Carrall Street to Columbia Street
 Carrall Street, from Powell Street to its north end
 Abbott Street, from the lane north of Cordova Street to its north end
 Cambie Street, from the lane north of Cordova Street to its north end.

The Police Department will provide special attention for this event. Further, there will be no disruption to transit.

There are no objections to the proposal from a Traffic Engineering standpoint.

Should Council approve the applicant's request to close to vehicular traffic Water Street, from Cordova to Carrall Streets; Alexander Street, from Carrall to Columbia Streets; Carrall Street from Powell Street to its north end; Abbott Street from the lane north of Cordova Street to its north end; Cambie Street from the lane north of Cordova to its north end, on Sunday, April 3, 1977 from 10:00 a.m. to 10:00 p.m., such approval should be subject to the following conditions:

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure, such indemnity to be in the form of insurance in which the City of Vancouver is named insured.
2. Any food concessions be approved by the City Health Department.
3. The costs of any street cleaning required over and above normal street cleaning be borne by the applicant.
4. The costs of temporary traffic controls be borne by the applicant.

In connection with items (3) and (4), the applicant requests a grant to cover the costs of temporary signing and barricading as well as extra street cleaning. It is estimated that the cost of this work will be \$700.

Continued.

MANAGER'S REPORT, March 25, 1977 (FIRE A-6 - 2)

Clause No. 1 Continued

Should Council decide in favour of the applicant's request to defray the costs of City services, it is suggested that this be done in the form of a grant in order that funds may be apportioned to the applicable appropriations. The Comptroller of Budgets advises that, if approved, the funding for this grant will be provided for in the 1977 operating budget."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 960

Manager's Report, March 25, 1977 (FINANCE: A-7 - 1)

FINANCE MATTERS

RECOMMENDATION

1. Amendments to Sign By-law

The Directors of Planning, Permits and Licenses, and Legal Services report as follows:

"I. INTRODUCTION

In the Sign By-law, a number of Sign Schedules were established to regulate signs in various zoned districts of the City. These Schedules specify the types of signs permitted and controls that apply. The controls are based on uses that are allowed in that particular district. Schedule 'I' however, covers all areas zoned Comprehensive Development District. Because of the highly diversified uses in the different Comprehensive Development Districts, it is not possible to provide one all-inclusive Schedule that will satisfy all their different needs. However, as the regulations required to control signs for each of the Comprehensive Development Districts are often quite similar to those of some other Schedules already existing, instead of providing a separate schedule for each individual Comprehensive Development District, one of the existing Sign Schedules considered most appropriate for the district is assigned. For instance, a Comprehensive Development District which permits only residential uses could be assigned Schedule 'A' which deals specifically with residential zones. When the assigned Schedule is approved by Council after a Public Hearing and the Sign By-law amended, the regulations of the assigned Schedule will then apply to that particular district.

II. ADDITIONS AND DELETIONS TO SCHEDULE 'I'

Since Council last approved additions to Schedule 'I' on January 7, 1976, a number of areas in the City have since been rezoned to Comprehensive Development Districts. To amend these rezoned areas, the following should be added together with the appropriate Schedules assigned.

<u>Map Index No.</u>	<u>Location</u>	<u>No. of By-law which defines the C. D. Boundaries</u>	<u>Assigned Schedule</u>
116	636 West 10th Ave. (V.G.H.)	4974	A
117	Champlain Heights (Areas E and F)	4986	B (Commercial/ Residential)
118	Block bounded by Foster, Tyne, Euclid and Melbourne	4999	A
119	West side of Yew Street south of S. W. Marine Drive	5009	A
120	West side of Wallace Street between West 2nd Avenue and Point Grey Road	5011	A
121	N. W. Corner of Harold St. and School Avenue	5014	A
122	Cedar Cottage Area	5016	B (Subur- ban/Commercial C-2)

Clause #1 continued:

123	2nd Avenue and 4th Avenue east of Sasamat	5028	A
124	Block bounded by Davie, Cardero, Pendrell and Nicola (Gabriola Mansion)	5033	W.E.D.

The following should be deleted from Schedule 'I' as they have been rezoned to West End District.

Map Index No.	Location	No. of By-law which defines the C. D. Boundaries	Assigned Schedule
2	East side of Denman be- tween Haro and Barclay	4625	A
3	East side of Denman between Nelson and Comox	4295	B (Local Commercial C-1)

III. RE-ARRANGING SCHEDULE 'I'

When the present list of Comprehensive Development Districts for Schedule 'I' was prepared, the various districts were numbered according to their locations on a map attached to the By-law and not in sequence according to the number of the By-law by which the district was rezoned. As more Comprehensive Development Districts are added to Schedule 'I' it would be advantageous for cross-reference purposes to list the Comprehensive Development Districts in sequence with the order of the By-law in which the district was re-zoned. As the Sign By-law is to be reprinted, these proposed adjustments should be approved before the reprinting. Appendix 'A' shows the re-arranged sequence of Schedule 'I' including the new additions and deletions.

IV. RECOMMENDATION

It is therefore recommended that:

- A. Council approve the additions and deletions to Schedule 'I' as indicated in this report.
- B. Schedule 'I' of By-law No. 4810 be deleted and the Schedule 'I' attached as Appendix 'A' to this report be substituted.
- C. Council instruct the Director of Legal Services to prepare the necessary By-law.
- D. Council to set a date for Public Hearing."

The City Manager RECOMMENDS that the recommendations of the Director of Planning, Permits and Licenses, and Legal Services be approved.

2. Orpheum Theatre Bank Accounts

The Director of Finance reports as follows.

"The Orpheum Theatre operation will result in monies being collected and requiring deposit to the credit of the City. It is also intended that the City provide refreshments at the theatre for a time and funds will be required for purchases, which must be paid for immediately at the time of purchase.

Manager's Report, March 25, 1977 (FINANCE: A-7 - 3)

Clause #2 continued:

It is necessary to provide two bank accounts for the Orpheum operation, one a transfer account for deposit of monies automatically transferred to the City's General Account, and a second chequing account. These accounts can be opened at the Bank of Montreal branch at Georgia and Seymour Streets being the most convenient to the theatre.

The Director of Finance requires Council authority to establish a new bank account.

It is therefore RECOMMENDED that -

- A. the Director of Finance be authorized to open two accounts in the name of the City of Vancouver with the Bank of Montreal, Georgia and Seymour Streets branch, one a transfer account and the second a chequing account.
- B. the Director of Finance be authorized to designate the signatories to the chequing account as required from time to time."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

CONSIDERATION

3. Pacific National Exhibition: Request for Earlier Opening Time on Sundays

The Director of Legal Services reports as follows:

"The following letter has been received from the Pacific National Exhibition:

'We have reviewed the amended By-Laws regarding Sunday sports and it is still asked that our request go forward to council, asking that they consider amending the City Charter so that Sunday sports may be played from the hours of 1:00 p.m. to the evening.

I realize the Sunday theatres are allowed to be open from 1:30 p.m., but we have had so many requests for a 1:00 p.m. opening, and we feel this would better suit events like the Grey Cup and Memorial Cup, etc.'

Sections 206A and 206B of the Vancouver Charter are the authorizing sections behind our Sunday Sports By-law and our Sunday Entertainment By-law. Both sections set the starting time at 1.30 p.m.

If Council wishes to grant the P.N.E.'s request it would have to be dealt with in next year's Charter Amendments. It is too late now to deal with it this year."

The City Manager submits the foregoing report for the CONSIDERATION of Council.

Cont'd . . .

Manager's Report, March 25, 1977 (FINANCE: A-7 - 4)

RECOMMENDATION

4. Revision of the Water Works By-law No. 4848 and Fee Schedules "A" and "G"

The City Engineer reports as follows:

"The cost of installing water service pipes and water meters is recovered from the customer from the fees levied under the Water Works By-law.

The fees for installing water service pipes and water meters were last changed in November of 1975. The fees were then set to cover the costs for a one year period, January 1st to December 31st, 1976. To keep pace with inflation, a revision in the fee schedules is now recommended. The new fees structure recommended will cover costs until December 31st, 1977.

SCHEDULE 'A': Service Pipe or/ connection fee

<u>Service Pipe Size</u>	<u>Present Fee</u>	<u>Proposed Fee</u>
3/4"	\$475.00	\$475.00
1"	\$500.00	\$525.00
1½"	\$630.00	\$675.00
2"	\$815.00	\$850.00
3"	'at cost'	'at cost'
4"	'at cost'	'at cost'
6"	'at cost'	'at cost'
8"	'at cost'	'at cost'
12"	'at cost'	'at cost'

SCHEDULE 'G': Fees for Installation of Water Meters

<u>Size of Standard Meter</u>	<u>Present Fees</u>		<u>Proposed Fees</u>	
	<u>Meter on City Property</u>	<u>Meter on Private Property</u>	<u>Meter on City Property</u>	<u>Meter on Private Property</u>
5/8"	\$160.00	\$60.00	\$180.00	\$60.00
3/4"	\$160.00	\$60.00	\$180.00	\$60.00
1"	\$160.00	\$60.00	\$180.00	\$60.00
1½"	\$180.00	\$70.00	\$190.00	\$70.00
2"	\$190.00	\$80.00	\$200.00	\$80.00
3"	\$1,200.00	\$120.00	\$1,270.00	\$120.00
4"	\$1,300.00	\$150.00	\$1,375.00	\$150.00
6"	\$1,500.00	\$200.00	\$1,590.00	\$200.00
8"	'at cost' \$1,500.00 Min.	\$250.00	'at cost' \$1,590.00	\$250.00
10"	'at cost' \$1,500.00 Min.	\$250.00	'at cost' \$1,590.00	\$300.00

Cont'd . . .

Clause #4 continued:

<u>Size of Fireline Meter</u>	<u>PRESENT FEES</u>		<u>PROPOSED FEES</u>	
	<u>Meter on City Property</u>	<u>Meter on Private Property</u>	<u>Meter on City Property</u>	<u>Meter on Private Property</u>
4"	\$1,520.00	\$250.00	\$1,610.00	\$250.00
6"	\$2,100.00	\$300.00	\$2,225.00	\$300.00
8"	'at cost' \$2,100.00 Min.	\$350.00	'at cost' \$2,225 Min.	\$350.00
10"	'at cost' \$2,100.00 Min.	\$400.00	'at cost' \$2,225.00 Min.	\$400.00

In 1975 the fee for 4-inch and larger service pipe was changed from a 'flat rate' to 'at cost'. Because of the increase in the number of large service installation primarily firelines and the wide variation in the cost of installations, it became difficult to establish an accurate 'flat rate' fee. An 'at cost' fee was established to protect against a possible large discrepancy between installation cost and fees collected. A reduction in the demand for large services has not occurred, nor has a sufficient history of costs been accumulated to permit a return to a 'flat rate' fee.

The estimating of service pipe installation costs takes considerable time. The personnel cost are now absorbed in the cost of operating the water system. Should any inconvenience or delay to our customers appear due to a further increase in the number of service installation requests, a modest surcharge on each estimated installation fee may be necessary to cover any increased personnel cost.

The City Engineer RECOMMENDS that:

- A. The proposed Fee Schedules 'A' and 'G' be approved.
- B. The Director of Legal Services be instructed to prepare the necessary amendments to the Water Works By-law.
- C. The new fee schedule be effective one month following adoption of Council."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 461

A-8

MANAGER'S REPORT, MARCH 25, 1977 (PERSONNEL:A-8 - 1)

PERSONNEL MATTERSRECOMMENDATION1. Business Orientation Programme

The Director of Personnel Services reports as follows:

"The Vancouver Chapter of the Administrative Management Society is again sponsoring a one-week on-the-job training programme for selected students from the Commercial Departments of Vancouver Secondary Schools, April 18 - 22, 1977. This is the same programme which has been approved by Council in past years.

The students will work as trainees with no salaries, fees or other considerations to be offered or paid. The parents of the students sign a release which absolves the employer from any responsibility for accidents. In many cases, the parents provide their own insurance coverage for the student. The plan is of great value in providing the students with practical experience and also acquaints us with potential candidates for beginning clerical jobs at graduation time.

Several City Departments and the Vancouver Municipal and Regional Employees' Union indicate their willingness to co-operate with the Administrative Management Society in their Business Orientation Programme for students.

I therefore RECOMMEND that the City co-operate with the Vancouver Chapter of the A.M.S. by utilizing students as outlined above."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved.

2. Appointment of Mr. R. Maki, Codes Engineer, to the Coordinating Committee of the Standing Committee on Use and Occupancy of the National Building Code

The Director of Permits and Licenses reports as follows:

"The Deputy Chairman of the Associate Committee on the National Building Code for the National Research Council of Canada has advised that they wish to appoint Mr. R. Maki, Codes Engineer of the Permits and Licenses Department, as a member of the "Coordinating Committee of the Standing Committee on Use and Occupancy of the National Building Code"(copy of letter attached).

The Coordinating Committee meets about five or six times a year in Ottawa and is about to begin work on the next edition of the National Building Code, scheduled for release in 1979 or early 1980. Participation in this Committee will be of direct benefit to the City of Vancouver for Mr. Maki, in his capacity of Codes Engineer, will be able to convey to the Committee problems in building construction as they occur in Vancouver and the Lower Mainland. He will also obtain first hand knowledge of the background as well as the intent of building requirements prescribed by the Code.

The effect of this request is for approximately twelve working days leave of absence with pay per year. The National Research Council of Canada pays all other expenses.

Cont'd.....

MANAGER'S REPORT, MARCH 25, 1977 (PERSONNEL:A-8 - 2)

Clause #2 continued

Should Council give this request favourable consideration the Director of Permits and Licenses feels that the appointment, which is generally for a three year term, should be reviewed at the end of the first year to determine the effectiveness of the City's contribution and to ensure that the effectiveness of the Codes Engineer for the City of Vancouver has not been reduced."

The City Manager RECOMMENDS that Council grant the request of the National Research Council subject to the review after one year suggested by the Director of Permits and Licenses.

FOR COUNCIL ACTION SEE PAGE(S) 462

A-9

MANAGER'S REPORT, MARCH 25, 1977 (PROPERTIES:A-9 - 1)

PROPERTY MATTERSRECOMMENDATION1. Modification of Lease - 2089 Commissioner
(Sterling Shipyards)

The Supervisor of Properties reports as follows:-

"On March 25, 1975, City council, "In Camera" approved the recommendation of the Supervisor of Properties and the City Manager, to acquire the property at 2089 Commissioner Street known as Sterling Shipyards Ltd. and legally described as Lots 5 & 6 & 7; and Lots 8 & 9 (except Parcel "A" Ref. Plan 2304 and except the C.P.R. Company's Right-of-Way), Block 18; and Parcel "A" (Ref. Plan 2300) being the foreshore adjoining Blocks 16, 17 & 18 and Parcel "B" (Ref. Plan 2317) being foreshore adjoining Lots 5, 6 & 7, Block 17, all in D.L. 184, Group 1, N.W.D., Plan 178.

In this regard, the City of Vancouver acquired the site on June 23, 1975, subject to a lease to Sterling Shipyard Ltd. dated May 22, 1959 which expires on May 24th, 1980.

The Engineering Department has negotiated a proposal with Sterling Shipyards Ltd. that the existing lease be modified to provide for the surrender of 46,233 Sq.Ft. of land by Sterling for use by the "City" as a City Works Yard.

The arrangement will be mutually beneficial in that the portion required by the City's Engineering Department is redundant to Sterling Shipyards, and in turn the Engineering Department will be able to occupy a portion of the site immediately, thus enabling the City to retain a good tenant.

Conditions of the agreement will be as follows:-

1. Size of the site to be surrendered to the City - 46,233 square feet
2. Net annual rent to be paid by Sterling Shipyards effective November 1, 1976 - \$68,924.00 (from \$80,000.00)
3. Sterling Shipyards to be granted a lease renewal on the following terms: Lease period to be:-
 - a. May 25, 1980 to May 24, 1985 at market rental
 - b. Then from May 25, 1985, lease to be on a year to year basis at market value with the right of the City to terminate on three months notice if required for Civic purposes.

It is recommended that the lease with Sterling Shipyards Ltd. be amended on terms and conditions to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

cont'd.....

MANAGER'S REPORT, MARCH 25, 1977 (PROPERTIES:A-9 - 2)

2. Stanley Park Beach House Restaurant -
Lease Renewal to Mozart Catering Ltd.

The Director of Legal Services reports as follows:

"The lease of the Beach House Restaurant in Stanley Park expired January 30, 1977. On December 28, 1976, the Superintendent of Parks & Recreation advised the Legal Department that on December 20, 1976, the Parks Board passed the following resolution:

'That the Board request the City Legal Department to draft a new lease for the Beach House Restaurant to Mr. W. Haisch incorporating a 5 year term, with a 5 year option renewal clause, the total term not to exceed 10 years, the Board to receive a basic annual rental of \$20,000 plus 5% of the gross receipts (excluding liquor sales) from \$350,000 to \$500,000, and 6% of the gross receipts over \$500,000, the rental rate for the 5 year renewable option to be set by mutual agreement or arbitration, and that the aforesaid lease be submitted to City Council for final approval.'

The Law Department has been negotiating with the solicitor for Mozart Catering Ltd. and the renewal lease is very close to being settled in principle.

It is recommended that the City lease the Beach House Restaurant to Mozart Catering Ltd. upon the terms outlined in the December 20, 1976 resolution of the Board of Parks and Recreation, such lease otherwise to be to the satisfaction of the Director of Legal Services and the Superintendent of Parks and Recreation."

The City Manager RECOMMENDS that the foregoing report of the Director of Legal Services be approved.

3. Lease of Coffee Shop at Britannia Community Services Centre

The Supervisor of Properties reports as follows:

"On June 1, 1976, upon the recommendation of the Supervisor of Properties and the Britannia Community Services Centre Society, Council approved a 3-year lease of the coffee shop at Britannia Community Services Centre to TERRY ALLAN KIRBY and PHILLIP D. STOTHERT (c.o.b. as STOTHERT SERVICES).

On November 23, 1976, Council also determined that the ice rink concession at the Centre be leased to Kirby and Stothert.

Kirby and Stothert now wish permission to serve wine and beer from time to time when they are catering to a special function or banquet. At present the lease does not allow the serving of alcoholic refreshments. Both the Britannia Community Services Centre Society, the overseer of the Centre, and the Supervisor of Properties are of the opinion that this request is reasonable. Kirby and Stothert presently hold liquor licences for other eating establishments which are under their management.

cont'd.....

Clause #3 continued

The Supervisor of Properties recommends that the present lease be amended to allow the serving of wine and beer upon such terms and conditions as, and only so long as, the Britannia Community Services Centre Society shall determine provided however that the City Manager shall have the overriding right to revoke the right to serve wine and beer or to set down terms and conditions for the serving of wine and beer which shall supersede any conditions set down by the Society."

The City Manager RECOMMENDS that the foregoing report of the Supervisor of Properties be approved.

4. Combined Development of City-owned Parcel at the North-East Corner of Dunsmuir & Richards Streets

The City Engineer, Supervisor of Properties and Director of Planning report as follows:

"The subject site is legally described as Lots 24-32 inclusive, Block 35, District Lot 541 and has dimensions of 120' on Dunsmuir Street and 225' on Richards Street.

The site was purchased in 1958-59 from Parking Meter Reserve Funds and developed as a surface parking lot for approximately 98 cars with development costs of \$25,000 borne by the City. This facility was originally operated by the Downtown Parking Corporation but in 1969 competitive bids were called by the Properties Division and it has been leased to an independent operator since that time. The present income to the City is \$3,500 per month or 75% of gross receipts, whichever is the greater. Gross annual net income to the City is approximately \$50,000.00.

This site has been the subject of a study by the Director of Planning for development of a park/plaza concept and during 1976 representatives of B.C. Hydro and Power Authority discussed with the Supervisor of Properties the possibility of also developing an underground substation at this location. B.C. Hydro now have preliminary plans for this latter proposal which includes the subject site, a 15' wide sub-surface encroachment below Richards Street and a 10' wide sub-surface encroachment below the lane east of Richards Street.

Their requirements include a depth of up to 40' depending on whether the roof structure is level or terraced, and provision of a cooling system which could provide a fountain for incorporation into the design of the surface park. They also propose construction of one to three hatches in the surface of Richards Street subject to agreement of the City Engineer to allow replacement of transformers when and if necessary (failure frequency is estimated at one in one hundred years).

The Director of Legal Services has advised that as this site 'was purchased with special funds it must be used to provide off-street parking' but that it may also be used for other purposes providing such additional uses do not interfere with the parking aspect.

MANAGER'S REPORT, MARCH 25, 1977 (PROPERTIES:A-9 - 4)

Clause #4 continued

The foregoing information was submitted to the Property Endowment Fund Board on December 3, 1976, and it was

'Resolved:

THAT the Board approve in principle that the surface of this site be developed with a parking level or levels sandwiched between B.C. Hydro facility and a surface park/plaza with some commercial development, on the north-east corner of Dunsmuir and Richards Streets and the City Engineer, the Director of Planning and the Supervisor of Properties report to Council recommending that Council also agree in principle to this proposal;

FURTHER THAT the Supervisor of Properties be authorized to negotiate with B.C. Hydro in order to co-ordinate a combined use of the site in the form of a downtown underground sub-station, parking accommodation, some limited commercial use and a park space with a fountain. All of the foregoing to be subject to a further report concerning rental, design concept, street use, etc., for Council approval.'

B.C. Hydro would like to come to a settlement as soon as possible and will agree (within reason) to design the sub-surface structure to accommodate appropriate surface development. However, they do not wish to have the start of their project subject to ultimate approval of surface design concepts.

The Director of Planning reports as follows:

'This site is in the 'Central Core' Character Area of the Downtown District. A proposed park north of the Holy Rosary Cathedral is identified in the Character Area Description.

The concept of an underground utility is supported in principle provided the public open space is well designed. Any possible adverse affects on the open space use (i.e. noise; smell; visual appearance; loading arrangements) must be first resolved.

It has been suggested that below grade parking garage facilities should be provided to replace the existing surface parking, further, that the provision of some parking may be a legal requirement as the site was originally purchased under authority of a special by law (Parking Funds).

The site is outside the High Density Parking Core which prohibits parking garages so that a parking garage could be allowed, provided design and form considerations are satisfactorily resolved.

Development Permit Application and Development Permit Board/ Advisory Panel procedures are required to obtain approval for all proposed uses.

cont'd.....

MANAGER'S REPORT, MARCH 25, 1977 (PROPERTIES:A-9 - 5)

Clause #4 continued

Concern regarding improvment to the visual appearance of the area surrounding the site, as well as the need for commercial facilities on the site would be the subject of a further report.'

The City Engineer comments in part as follows:

'There is a significant parking demand in this area and parking should be provided in any development on the site to ensure adequate provision is made for short term parkers. The size of the parking facility will be determined at a later date.

The City Engineer agrees in principle with the proposal to develop a Hydro sub-station, parking garage, public open space and commercial shops subject to a detailed discussion with B.C. Hydro and an economic analysis of the various elements of the proposal.

As part of B.C. Hydro's proposal they wish to encroach fifteen feet below Richards Street and ten feet below the lane east of Richards. These specific encroachments are not desirable but since B.C. Hydro is a public utility company some encroachments can be considered provided they are kept to an absolute minimum. Approval in principle, therefore, is subject to minimum encroachments satisfactory to the City Engineer and subject to the satisfactory relocation of all existing services, provision for future services and payment of rental for the space used. All of the above to be paid for by B.C. Hydro.'

In view of the foregoing, it is recommended:

1. That Council approve the resolution of the Property Endowment Fund Board, in principle, regarding the proposals for development as outlined in this report;
2. That Council authorize the Supervisor of Properties to complete negotiations with B.C. Hydro and Power Authority in order to make arrangements for combined use of the site, keeping in mind the Engineering Department and Planning Department requirements.

All of the foregoing to be subject to further joint reports from the City Engineer, Director of Planning and Supervisor of Properties concerning underground rental, design of sub-station and participatory arrangements concerning access from the street, installation of underground parking area, design of open space etc. All of these matters to be the subject of final agreement between City Council and B.C. Hydro.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties, the City Engineer and the Director of Planning be approved.

cont'd.....

MANAGER'S REPORT, MARCH 25, 1977 (PROPERTIES:A-9 - 6)

5. Sale of 1352 West 6th Avenue
Lot 7, Block 292, D.L. 526

The Supervisor of Properties reports as follows:

"City Council at its meeting of March 8, 1977 approved the following recommendation of the City Managers Report (Property Matters) dated March 4, 1977.

A The Supervisor of Properties be authorized to:

Exchange vacant Lot 7, Block 292, D.L. 526, known as 1352 West 6th Avenue (estimated value \$82,500) for Lots 7 & 8, resubdivision of 1-4 and 21-24 of A, Block 10, D.L. 330 and 331, known as 3296 S.E. Marine Drive (estimated value \$95,000) and pay the developer the exchange difference of \$12,500.00.

B The funds be provided in accordance with option a) of the Director of Finance, wherein the Property Endowment Fund Board has agreed to acquire 3296 S.E. Marine Drive.'

Option a) as mentioned above was set out as follows:

'a) Purchase of the property on Marine Drive by the Property Endowment Fund at a cost of \$95,000.-

This would result in the following:-

- the property would be held in the P.E.F. at a cost of \$95,000
- a reserve for the Fairview Slopes Social Housing would be established at \$82,500
- the developer would receive the exchange difference of \$12,500.'

The developer has now requested that he be allowed to purchase Lot 7, Block 292, D.L. 526 on City terms of $\frac{1}{4}$ down, balance in three equal payments due 6, 12 and 18 months after date of exchange, together with interest at the current City rate on the unpaid balance.

The developer purchased the property known as 3296 S.E. Marine Drive, under an Agreement for Sale and the outstanding principal on this agreement is approximately \$70,000. In the transaction the City will pay the outstanding principal on the Agreement for Sale to obtain Clear Title to the property. This will leave the developer with insufficient cash to be able to pay the City the \$82,500 cash required for 1352 West 6th Avenue.

It is therefore recommended that:

Lot 7, Block 292, D.L. 526, known as 1352 West 6th Avenue be sold on City terms of $\frac{1}{4}$ down, the balance in three equal payments due 6, 12 and 18 months after date of exchange, together with interest at the current City rate on the unpaid balance."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 462

BMANAGER'S REPORT

March 24, 1977

TO: VANCOUVER CITY COUNCIL

SUBJECT: Waterfront Market

CLASSIFICATION: Consideration

The Director of Permits and Licenses reports as follows:

"Council at its meeting of March 8, 1977 approved the recommendations contained in the Standing Committee on Planning and Development Report dated February 17, 1977. One of the items was as follows:

- '(c) THAT the National Harbours Board proposal for a Market on the Central Waterfront be approved in principle, subject to approved funding and appropriate City officials being involved.'

Council is aware that the City has applied for Urban Development Funds in the amount of \$6,000,000, of which \$500,000 would apply to the Gastown Waterfront Market.

Since the Planning and Development meeting of February 17, 1977 at which the National Harbours Board Consultants' drawings were discussed, staff have prepared an implementation schedule which is attached, together with a preliminary estimate for the project.

The aim of the schedule is to open the market by mid June to coincide with the beginning of the vegetable and fruit produce season, thereby benefiting from a complete summer of operation to provide the greatest chance of success.

In order to meet this date it is imperative that design work begin immediately and all foreseeable time delays be eliminated.

To date no reply has been received from the Federal Government regarding funding therefore Council has two choices:

- 1) To wait until approval of funding is received from the Federal Government before proceeding with the project, recognizing that this will jeopardize the attempt to meet the scheduled opening of mid-June.
- 2) To proceed with the design phase, committing City funds of up to \$20,000 for consulting fees. This would be recoverable from the Urban Development Funds, if approved, however if such funds were not approved the cost would have to be provided in the 1977 City Budget.

The Central Waterfront Consultants who are retained by the National Harbours Board for overall development of the waterfront have already completed a preliminary design for the market and have agreed to take on the next phase of the design work if the City wishes to retain them. This is also agreeable to the N.H.B. It is logical to have these consultants continue with the project since they have developed a concept which appears acceptable to all parties to date. Considerable time will be saved if we do not enter into a selection process for another architectural firm with the necessary attendant familiarization process, and probable additional fees for the preliminary design phase.

It is recommended that the Consultants be appointed at this time to continue with the development of drawings to the preliminary detailing stage which would involve preliminary structural, mechanical and electrical design. This would advance the project to the stage that the drawings could be submitted to the various inspectional authorities and contractors could be involved in certain phases of the work.

- 2 -

Because of the type of work and the time constraints it is also recommended that the work be carried out on a cost-plus fixed-fee basis. The intent would be to request bids from approximately four contractors who have proven their ability in this type of work. This would virtually eliminate the normal tendering period and would allow the contractor to work with the architects in acquiring salvage materials etc. that the project will require.

The Director of Finance reports that if the recommendations of this report are approved the necessary funds in the amount of \$20,000 could be included in the 1977 Budget, and would be refunded from the Federal Grant if received.

It is recommended that Council:

- a) Appoint the Central Waterfront Consultants as architects for the project and approve the appropriation of \$20,000 for Architect and Consulting fees to advance the project to the stage as outlined in the body of the report.
- b) Authorize the City Architect to call for bids on the basis of Cost-Plus Fixed-Fee basis from suitable contracting firms for a report back to Council, with the understanding that the work would not proceed unless the Federal Grant is approved."

The City Manager submits the above report for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 463

PART REPORT TO COUNCIL

I

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MARCH 10, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 10, 1977 at approximately 1.35 P.M.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

CLERK TO THE
COMMITTEE : M.L. Cross

RECOMMENDATIONS1. Monthly Status of Rezoning Applications

The Committee considered a memorandum dated March 3, 1977 (on file in the City Clerk's office) forwarding the monthly status of rezoning applications as of February 28, 1977.

With respect to an application to rezone 2406-08 West 1st Avenue from RM-3B to RT-2A, Mr. H. Schesser, Zoning Division, advised that the application was being held while the Department investigates economic justification and matter of assessment with the B.C. Assessment Authority. The applicant was advised by letter dated February 3 that the Department could not support the application at this time and suggested the application be withdrawn. No reply has been received.

Members of the Committee would like to ensure that the B.C. Assessment Authority take into consideration Council's policy in the Kitsilano Apartment Areas (RM-3A1 and RM-3B) that individuals would have the option to downzone their property to an RT-2 type zoning to possibly remove some of the development potential and hopefully reduce tax assessment. The Committee felt the Director of Planning should advise the Assessment Authority of Council's policy.

RECOMMENDED

- A. THAT the monthly status of rezoning applications as of February 28, 1977 be received.
- B. THAT the Director of Planning inform the B.C. Assessment Authority of Council's intention to allow individuals whose property has been included in a rezoning to RM-3A1 or RM-3B to make application to downzone the property to an RT-2 type zoning if he so wishes.
- C. THAT, if necessary, the Committee meet with the B.C. Assessment Authority to discuss the matter.

Cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 March 10, 1977

I - 2

2. Status Report on Physical Changes in Burrard Corridor
 Character Area - Downtown Peninsula

The Committee considered a report dated March 2, 1977 (on file in the City Clerk's office) which the City Manager forwarded for Information. In the status report, requested by the Chairman of the Committee, the Director of Planning describes building construction and proposals together with traffic implications and recent changes in the Burrard Corridor Character Area, one of the most active development areas in the Downtown Peninsula. This is due to its proximity to the Central Business District, easy access to Burrard and Granville Bridges; the number of office workers residing in the West End; the number of vacant or underdeveloped lots available for possible land assembly; relatively lower land values; easier and less expensive parking.

As boundaries of Character Areas are not firm, for the purposes of the report the area is bounded by False Creek, both sides of Burrard Street, Nelson and Granville Streets.

Mr. T. Nonay, Central Area Division, outlined nine major developments in the Corridor. Some had been completed in 1976, some are under construction and some have development permits issued or applied for.

The Committee discussed the Dawson School block and felt that the City should have a "public use" category to control development of park, school, church, etc. sites.

The Chairman noted that a meeting had been arranged with the School Board on March 17. He would enquire whether a discussion on the Dawson School site could be added to the Agenda.

RECOMMENDED

- A. THAT the report of the City Manager dated March 2, 1977 be received.
 - B. THAT the Director of Planning report back on the possibility of a "public use" category being included in the Zoning and Development By-law.
3. Development Procedure for Production of Non-Market
 Housing, Phase 2, Area 6, False Creek

The Committee had before it a report dated February 28, 1977 (copy circulated) which the City Manager submitted for Consideration.

In the report the False Creek Development Consultant recommends a procedure to implement the following October 5, 1976 resolution of Council:

"The City under the direction of the False Creek Development Group and through the Public Housing Corporation be responsible for development of the non-market projects in Phase 2, Area 6, with the City being responsible for contracting with Architects, Consultants and Contractors and the Public Housing Corporation being responsible for financing these costs of the City."

Cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 March 10, 1977

I - 3

Clause #3 continued

Mr. E.D. Sutcliffe, Development Consultant, advised that Phase 1 developments are reflecting that Council's objectives of mixed income, mixed household, rental and ownership, and high quality residential development on leased land in the inner city can be achieved at affordable prices. It is a difficult and complex problem.

In Phase 2, Mr. Sutcliffe recommends that the City undertake the financial risk for development of non-market housing that the non-profit societies were asked to take in Phase 1. He stated if the City is not prepared to take the risks, is it fair to ask the non-profit societies to undertake them.

Mr. Griggs, False Creek Development Group, advised that much of the work in Phase 1 was duplication. City staff went to architects, contractors and Central Mortgage & Housing Corporation with the sponsors to assist them. However, details of design were discussed by architects and sponsors with C.M.H.C. The City had no discussion with C.M.H.C. architects. Design problems in Phase 1 occurred as a result of not having a direct liaison with the sponsor's architect.

In Phase 2, the City would carry out all discussions with C.M.H.C. and the design of the non-market housing would be the responsibility of the City.

The report sets out recommended roles for the False Creek Development Group and for the Public Housing Corporation in the production of non-market housing for Phase 2, Area 6, as follows:

"False Creek Development Group

1. to produce rental and par-value co-operative projects as agent for the Public Housing Corporation for ultimate "sale" to non-profit groups (i.e. Sponsors) on an essentially turn-key basis;
2. to identify sponsors, negotiate agreements for sale of the housing projects with them, subject to approval of Council, and work with them through the design and construction process;
3. to participate with the Finance and Legal Departments in the preparation of ground leases for the non-market housing projects for approval by Council;
4. in consultation with the City Manager and with the approval of Council if necessary, to select architects, consultants and contractors for the construction of the housing projects in accordance with policy decided by Council and to direct their work, and to provide instructions to the Director of Legal Services so that contracts to engage these persons may be prepared;
5. to establish construction budgets, setting prices, monthly costs, and rents;
6. to identify the potential market for each project;
7. to negotiate or otherwise obtain construction contracts, in a form satisfactory to the Director of Legal Services, for approval by the Public Housing Corporation and Council;

Cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 March 10, 1977

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Clause #3 continued

8. to negotiate operating agreements with the senior governments for approval by the Public HOusing Corporation and Council;
9. to authorize payment of architect, consultant and contractor invoices by the Public Housing Corporation (the Development Group would hire a "Clerk of Works" for this purpose, and obtain appropriate authority from Council);
10. to identify prospective future residents for each of the non-market housing projects, prior to the "sale" of the projects to the sponsors, in co-operation with the sponsors.

Public Housing Corporation

1. to take direction from Council;
2. to enter into building contracts;
3. to enter into ground leases with the City;
4. to enter into debenture agreements with Central Mortgage and Housing Corporation for financing the construction of the non-market projects, with City guarantees of the debt;
5. to enter into operating agreements with Central Mortgage and Housing Corporation and the Province and to arrange mortgage financing on behalf of the non-market groups;
6. to authorize the False Creek Development Group to produce essentially turn-key projects approved by the City;
7. to receive funds from the City for expenditures prior to the receipt of funds from the Central Mortgage and Housing Corporation, (as for example, 15 day interim financing and preliminary architectural fees);
8. to apply for and receive funds from the Central Mortgage and Housing Corporation for financing of expenditure;
9. to pay architectural and consultant fees, expenses and contractor draws;
10. to assign, on completion of construction, its interest in the leases to the Sponsor Groups, (whereupon the Sponsor would enter into a mortgage with Central Mortgage and Housing Corporation, and use the proceeds to pay the Public Housing Corporation which in turn would liquidate its debt to the City and CMHC);

Cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 March 10, 1977

I - 5

Clause #3 continued

The Director of Legal Services recommends that a lawyer be hired or retained to undertake the necessary legal work, funds to come from the False Creek Capital Budget.

The report details the following four levels of financial risk in having the Public Housing Corporation undertake the construction of the non-market housing:

- working capital
- undue delays in approvals by City, Central Mortgage & Housing Corporation or the Province
- construction cost over-runs
- vacancies.

With respect to the 'worst case' risk the Director of Finance advises it would 'involve the City in obligatory payments of \$2,000,000 - \$2,500,000 per year based on the assumption that none of the units can be rented and that the City will receive no revenues. A more reasonable assessment of risk, should major problems arise, would be costs to the City of perhaps \$1,000,000 per year. In either event, the costs, while particularly onerous to the taxpayers of Vancouver at the higher amounts, could be managed.'

Alderman Kennedy put forward the following motion which was LOST.

THAT all planning and development in Phase 2, Area 6 be deferred for six months in order to obtain more information on Phase 1 development.

LOST

(Ald. Brown, Gibson and Harcourt opposed)

Alderman Puil stated he was not against non-market housing but he doesn't believe the City should assume the risk as it would be onerous to the taxpayers if the projects fail. The matter should be deferred until more information is available.

The Committee then considered the recommendations of the Development Consultant

- '1. The above described roles for the Public Housing Corporation and the False Creek Development Group be approved and that Council accept the financial risks involved.
2. Policy matters requiring Public Housing Corporation approval be initiated by the Development Group and submitted via Manager's reports in the usual way to Council, with decisions then routed to the Board of Directors of the Public Housing Corporation for implementation.
3. Policy matters not requiring Public Housing Corporation approval continue to be referred to Council by the Development Group in the usual way.

Cont'd....

Report to Council
Standing Committee of Council
on Planning and Development
March 10, 1977

I - 6

Clause #3 continued

4. The Director of Legal Services to hire or retain a lawyer for assignment specifically to handle the legal matters foreseen in Phase 2, False Creek, with funds to be provided from the False Creek Capital Budget when approved.
5. Legal survey, subdivision, and ground leases be completed and Development Permits approved prior to start of construction.
6. Council by resolution indemnify the Board of Directors of the Public Housing Corporation against liability for losses arising out of the risks highlighted in this report.
7. Council by resolution authorize the False Creek Development Consultant to certify construction draws and consultant accounts for payment, for the Public Housing Corporation, and authorize the appointment of a Clerk of Works in the False Creek Development Group.

RECOMMENDED

THAT the recommendations of the Development Consultant contained in the report of the City Manager dated February 28, 1977 be approved.

(Aldermen Kennedy and Puil wished to be recorded as opposed).

The meeting adjourned at 3.25 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 463

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

MARCH 10, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 10, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Marzari, Chairman
 Alderman Bellamy
 Alderman Ford
 Alderman Gerard

ABSENT: Alderman Rankin

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Liquor Permit Application - 581 Hornby Street

The Committee had before it for consideration a Manager's Report dated February 22, 1977 (copy circulated) in which the Director of Planning reported on the application of Mr. Jim Wisbey for Development Permit No. 76527 to use the main floor at 581 Hornby Street as a cabaret.

A representative of the Director of Planning and the applicant appeared before the Committee on this matter and it was noted from the Manager's report that the Director of Planning had approved this application subject to consideration by the Committee.

The City Manager had submitted his report to be considered in the light of information on existing licensed premises as contained in his report of November 29, 1976 which was submitted to the Community Services Committee.

During discussion on this matter, it was noted that the previous Community Services Committee, while concerned about the proliferation of licensed premises in the downtown area, had not recommended any action to restrict their number. It was also pointed out that a temporary moratorium applies only to neighbourhood pubs and has been imposed by the Provincial Government which is reviewing the neighbourhood pub type of operation.

There was some suggestion made that the Committee should be provided with more information based on that contained in the Manager's report of November 29, 1976; that possibly a quota system on the number of licensed premises could be considered. However, it was noted it is not necessarily the number of licensed premises which is of concern to the Committee but rather their method of operation.

Following discussion, it was

RECOMMENDED

THAT Council approve the establishment of a licensed cabaret on the main floor of 581 Hornby Street.

Continued.

Report to Council
 Standing Committee of Council on Community Services
 March 10, 1977 (II-2)

INFORMATION

2. Request for Surplus Furniture and Equipment Valued at Over \$300.00

The Committee had before it for consideration a form (copy circulated) containing a request from the Institute of Cultural Affairs for surplus City furniture and equipment valued at over \$300.00.

Under procedures approved by City Council on April 23, 1974, approval of the Committee is required to provide surplus furniture and equipment valued at over \$300.00 to a non-profit organization for a nominal sum.

Following consideration, it was

RESOLVED

THAT the Community Services Committee approve the sale of surplus City furniture and equipment valued at \$630.00 to the Institute of Cultural Affairs for \$67.41.

3. Legal Services Commission Hearing

Vancouver City Council, at its meeting on February 8, 1977, approved a recommendation from the Community Services Committee that the City appear at the April 4, 1977 hearing of the Legal Services Commission.

At the request of the Chairman, the matter was placed on the agenda for further consideration on what the City's brief to the Commission might contain.

However, with Chairman Alderman Rankin absent, it was

RESOLVED

THAT the matter of the composition of a brief from the City of Vancouver to the Provincial Legal Services Commission be deferred to the next meeting of the Community Services Committee.

RECOMMENDATION

4. Complaint - Congo Bobs Neighbourhood Pub, 3728 Clark Drive

The Committee had before it for consideration a report submitted by the Police Department dated March 1, 1977 (copy circulated) prepared by the Police Department in response to a petition dated January 28, 1977 (copy circulated) signed by 77 persons who complained of problems in the vicinity of Congo Bobs Neighbourhood Pub.

Appearing before the Committee on this matter were Messrs. Lorne and Michael Balshin, owners of the pub, along with their manager, Mr. Tony Gerard. Also appearing were several residents of the area.

The operators of the pub distributed to the members of the Committee a brief dated March 10, 1977 (copy circulated) in which it was stated that the only area of contention is that cars are parked in the vicinity of one of the complainants' residence.

Continued

Report to Council
 Standing Committee of Council on Community Services
 March 10, 1977

(II-3)

Clause No. 4 Continued

The operators pointed out there is a 450-seat theatre in the neighbourhood which does not provide a parking area. The operators also pointed out that under City pub regulations they are required to provide only 5 car parking spaces and they have provided 14 spaces.

Residents of the area reiterated the complaints contained in their petition and one of them conceded that the pub is well-managed and that the problems are mainly those associated with vehicular traffic.

To assist the Committee, a representative of the Permits and Licenses Department prepared a diagram on the committee room bulletin board showing the siting of the neighbourhood pub, the parking area and the configuration of neighbouring streets and lanes.

It was noted the premises is located at the corner of Kingsway and Clark Drive, that the parking is at the rear of the building, access to which can only be gained by using a lane which connects with 21st Avenue at Clark Drive. It was further noted this lane is in close proximity to neighbours' homes. Residents complained that traffic noise, as well as boisterous conduct of patrons leaving the pub, is disturbing their sleep.

The suggestion was made that a "Residents Only" parking restriction on 21st Avenue and on Clark Drive might alleviate the problems, but it was noted that residents must request this parking restriction by petitioning the City.

Following discussion, it was

RECOMMENDED

- A. THAT the Police Department be requested to pay particular attention to the area at Kingsway and Clark Drive where neighbours have complained of excessive speeding, noise and other problems after 11:00 P.M.
- B. THAT the City Engineer conduct a survey of residents and property owners in the vicinity of Kingsway and Clark Drive, in particular 21st Avenue and Clark Drive, to determine the number of property owners who may be in favour of a "Residents Only" parking restriction, and report back to the Community Services Committee.

5. Immigrant Services Centre Funding

The Committee had before it for consideration a Manager's report dated March 3, 1977 (copy circulated) in which the Director of Social Planning and the Medical Health Officer reported on the operation of the Immigrant Services Centre, 8165 Main Street, the results of the Centre's operation, and concluded with recommendations for the continued funding of the Centre from April 1, 1977 to March 31, 1978, at a projected cost of \$57,528.00.

The Medical Health Officer, representatives of the Social Planning Department, the Police Department, the Federal Department of Immigration, the Co-ordinator of the Centre, and a public health nurse who works at the Centre appeared before the Committee.

Continued

Report to Council

Standing Committee of Council on Community Services

March 10, 1977 (II-4)

Clause No. 5 Continued

They pointed out to the Committee that since the Centre opened in January 1975, the City has allocated approximately \$95,000.00 for its operation.

Last year some 6,157 persons were interviewed or assisted at the Centre.

A representative of the Social Planning Department pointed out that the number of calls for police assistance in the neighbourhood has been reduced significantly in matters of family disputes and cultural conflicts since the Centre opened.

It was also pointed out by the Social Planning representative that his department intends to re-open discussions on cost sharing of the Immigrant Services Centre with the Ministry of Human Resources in the near future.

Some concern was expressed by the Committee that the Centre is providing immigration, health and educational services for which there should be larger financial contributions from Provincial and Federal departments.

The Medical Health Officer responded that funding of health programs from the Provincial Government is unsatisfactory and that the Metropolitan Board of Health and the City Health Department had requested increased funding for the Immigrant Services Centre.

It was also pointed out by those present that costs, such as for policing, could be increased if the Immigrant Services Centre was discontinued.

Following discussion, it was

RECOMMENDED

- A. THAT Council approve the continued funding of a full time Public Health Nurse and Health Aid Interpreter in the amount of \$22,146.00 for the period April 1, 1977 to December 31, 1977, and \$7,382.00 for the period January 1, 1978 to March 31, 1978, and that these positions be made permanent.
- B. THAT Council approve the operating costs of the Immigrant Services Centre in the amount of \$21,000.00 for the period April 1, 1977 to December 31, 1977 and an amount of \$7,000.00 for the period January 1, 1978 to March 31, 1978, in advance of the 1978 revenue budget.
- C. THAT Recommendations A and B be approved subject to the continued participation of the Federal Government at least at their present level of cost sharing.
- D. THAT the Provincial Department of Human Resources be requested to assume the City's share of operating costs as per previous Council resolutions.

Continued

Report to Council
 Standing Committee of Council on Community Services
 March 10, 1977

(II-5)

6. Inventory of Youth Services

The Community Services Committee, at its meeting on May 29, 1975, resolved

"THAT the City Social Planning Department co-ordinate the preparation of an inventory of all existing youth services in the City, the nature of such youth services, their costs, the number of staff involved in each program and the source and amount of funding of each program;

FURTHER THAT the Social Planning Department prepare a general review of these programs."

An inventory was prepared by Social Planning Department but a report on the overall matter was never submitted for the Committee.

At the request of Alderman Ford, and with the concurrence of the Chairman, the Committee had before it for consideration copies of the 52-page inventory which was prepared by the Social Planning Department in 1975 (copy on file in the City Clerk's Office).

Alderman Ford advised the Committee that as a member of an informal committee on youth, that committee recently became aware of this particular inventory, but the fact that it had not been presented to the Community Services Committee meant that the inventory was not yet a public document. She advised that she has requested the matter be on the agenda of the Community Services Committee to re-open the subject and make the inventory public.

The Director of Social Planning and a member of his staff appeared before the Committee and pointed out that many of the organizations and programs listed in the inventory no longer exist.

The Director of Social Planning advised that the inventory requires updating and that his department will be meeting with the Deputy Attorney-General and the Deputy Minister of Human Resources to discuss youth programs. To co-ordinate the delivery of services to youth, a series of negotiations need to be conducted by the various government agencies.

Following discussion, it was

RECOMMENDED

THAT the Director of Social Planning be instructed to meet with the Deputy Attorney-General, the Deputy Minister of Human Resources and the Vancouver Resources Board to discuss the co-ordination of services to youth, and prepare a progress report on these discussions to the Community Services Committee in four to six weeks.

The meeting adjourned at approximately 2:50 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 464

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

March 10, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, March 10, 1977, at 3:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford
Alderman M. Harcourt (Item No. 2)

ABSENT: Alderman H. Rankin

CLERK J. Thomas

The minutes of the meeting of February 17, 1977, were adopted.

RECOMMENDATION:

1. Annual Traffic Signal Program

The Committee considered a report of the City Manager dated February 23, 1977, (circulated) in which the City Engineer reported on proposals and funding for the 1977 traffic signal program and concluded by recommending:

- A. The traffic signal program indicated in this report, and estimated to cost \$286,000, be approved.
- B. Funding of this traffic signal program be established by transferring the net 1977 parking meter revenue (estimated to be \$60,000) and the balance of the program costs which are \$226,000 (i.e. \$286,000 - \$60,000) be included in the 1977 Revenue Budget.

Mr. R.G. Gascoyne, Assistant City Engineer, Traffic Division, addressed the Committee, and with the aid of charts reviewed the proposals relating to pedestrian, vehicular, and railroad crossing signals and summarized the costs as follows:

Pedestrian Signals	\$ 78,000
Vehicular Signals & Modifications	116,000
Railway Signals (net cost)	5,100
1976 Operating Deficit	<u>86,900</u>
TOTAL	<u>\$286,000</u>

The Assistant City Engineer also discussed the financial implications of the parking meter enforcement program.

Following discussion it was

RECOMMENDED,

THAT the recommendations (A) and (B) contained in the report of the City Manager dated February 23, 1977, be approved.

2. Speed Limit on Residential Streets

City Council on February 3, 1976, following an enquiry by Alderman Harcourt, instructed the City Engineer to report on the feasibility of restricting vehicles to 20 m.p.h. on residential streets.

In a Manager's Report dated February 24, 1977, (circulated) considered by the Committee this day, the City Engineer discussed the current situation and explored the possible implementation of the 20 m.p.h. speed limit on residential streets by regulating

Report to Council
Standing Committee of Council
on Transportation
March 10, 1977 2

Clause 2 Cont'd

isolated residential street blocks only; or applying city-wide regulations to all residential streets.

Speed limit regulations in ten of the larger municipalities in Canada had also been investigated, but it was felt a change in the speed limit to 20 m.p.h. was not the answer because the average speeds now being travelled on residential streets were low, with very few persons exceeding the limit; accident rates and complaints to the Engineering and Police Departments were low.

The report included an assessment of Vancouver Police Department comments which indicated the proposal was impractical unless the City was prepared to pay substantial amounts annually for additional Police service, i.e. approximately forty extra staff members at an annual cost of \$800,000, excluding additional Police equipment costs.

Inspector J. Robertson, Police Traffic Division, advised vehicular speeds in residential areas had been monitored and were in a satisfactory 20-25 m.p.h. range. He felt the team policing concept would give citizens the opportunity to discuss and resolve problems occurring in individual neighbourhoods without the costly budget which overall enforcement would entail.

Alderman Harcourt stated he initiated the investigation following meetings with parent groups from areas where an unfortunate series of traffic accidents involving the deaths of young children had occurred. He felt the City Engineer's investigation and findings would be useful in answering future demands by citizens for lower speed limits in residential areas.

It was

RECOMMENDED,

THAT the existing 30 m.p.h. speed limit on residential streets be retained.

The meeting adjourned at approximately 4:10 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 464

REPORT TO COUNCILIVSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

March 10, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, March 10, 1977 at approximately 3:30 p.m.

PRESENT: Alderman Brown, Acting Chairman
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

ABSENT: Mayor Volrich, Chairman

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. Greater Vancouver Convention and Visitors
Bureau - 1977 Grant Request

The Committee considered a Manager's report dated February 17, 1977 (copy circulated) wherein the Director of Finance reported on the Greater Vancouver Convention and Visitors Bureau's request for a grant of \$150,000 for 1977 to help defray costs of that part of their program related to servicing visitors.

Representatives of the Tourist Bureau stated that their "visitor's servicing" expense budget is \$198,000 for 1977. They feel that the City's responsibility is for this entire servicing of visitors expense, however, they recognize Council's desire for monetary restraint, and are therefore requesting Council to defray 7% of the inflation increase over last year's expenses of \$182,000 which equals \$13,000. This would bring the total grant request for 1977 to \$150,000 which is \$137,000 granted in 1976 plus \$13,000.

It was reiterated that the Provincial Government should be taking a more active role in the financial support of the Tourist Bureau because of the hotel room tax levied by the Provincial Government.

The Committee felt that the grant to the Bureau should be held at the level of last year's grant, and following discussion it was

RECOMMENDED

THAT City Council approve a grant of \$137,000 to the Greater Vancouver Convention and Visitors Bureau for 1977.

2. University Women's Club - 1977 Grant Request

The Committee considered a Manager's report dated February 21, 1977 (copy circulated) wherein the Director of Finance reported on the University Women's Club's request for a grant of \$5,000 for 1977.

Cont'd . . .

Standing Committee of Council 2
 on Finance and Administration
 March 10, 1977

Clause #2 continued:

Alderman Gerard informed the Committee that she was a member of this club and was advised this would not disqualify her vote.

Following discussion it was

RECOMMENDED

THAT City Council approve a grant of \$5,000 to the University Women's Club for 1977.

3. Canadian Memorial Church - 1977 Grant Request

The Committee considered a Manager's report dated February 24, 1977 (copy circulated) wherein the Director of Permits and Licenses reported on a request from the Canadian Memorial Church for a grant of \$10,000 for renovation work to the swimming pool dressing rooms and gymnasium facilities, together with updating of fire prevention standards.

The Park Board has advised that they consider the Canadian Memorial Church is providing a good recreation facility and supports their request. A competitive cyclist group also supported the grant request.

The Director of Social Planning advised that they reviewed the request and examined audited financial statements of the Church, and he cannot support the application for a grant because of the healthy financial position of the Church, and the precedent that such a grant would set. The City Manager shared this concern.

The Committee felt the swimming facilities would receive the most use by the general public of the recreation facilities available in the Church, and therefore warrants financial support from the City.

Following further discussion it was

RECOMMENDED

THAT City Council approve a grant of \$10,000 to the Canadian Memorial Church specifically for renovations to the swimming pool facilities.

4. Society for the Prevention of Cruelty to Animals - 1977 Grant Request

The Committee considered a Manager's report dated February 17, 1977 (copy circulated) wherein the Director of Permits and Licenses reported on the S.P.C.A.'s request for a grant of \$15,000 for 1977, which is equal to 3% of their budget of \$500,000 for the City of Vancouver for 1.9% of the amount for the Greater Vancouver area, exclusive of the Spay and Neuter Clinic.

The S.P.C.A. provides the following services in the City:

- (a) Pick up and treat injured dogs and cats from City Streets. In many cases the animal is dead when they arrive and they dispose of the carcass.
- (b) Destroy animals considered surplus to human requirements.

Standing Committee of Council 3
 on Finance and Administration
 March 10, 1977

Clause #4 continued:

- (c) Receive stray dogs for adoption or disposal.
- (d) Control of racoons and bats.

The Director of Permits and Licenses advised that these services would have to be provided by the Pound if the S.P.C.A. did not perform these functions. These would either increase the cost of the Pound services or reduce service in other areas. This grant is not to be used for the operation of the Spay and Neuter Clinic as this part of their operation is paid for by the fees charged for the service.

The Committee felt that the grant should be held at the 1976 level of \$11,000, and following further discussion it was

RECOMMENDED

THAT City Council approve a grant of \$11,000 to the S.P.C.A. for 1977.

5. Britannia Society - Rate Policy

The Committee considered a Manager's report dated February 22, 1977 (copy circulated) regarding a Rate Policy developed by the Society relative to the level of charges for their program.

City Officials expressed concern about the "sponsorship" classification of the proposed Rate Policy and the Britannia Society circulated a letter dated March 9, 1977 in this connection as follows:

"Re: "Sponsorship" Category in Britannia Centre's Rates Policies.

The report to the City Standing Committee on Finance and Administration re the above indicates some misunderstanding.

The following information should expedite the Committee's time in reviewing the matter:

1. The Society does not, as is implied in the report, make City-supported staff available to outside groups for direct program leadership. Rather a staff person is assigned in a liaison capacity to community groups. In return for access to gyms and meeting rooms at no charge the community groups themselves organize and offer programs to the community. This is consistent with the concept of community use of schools as operated elsewhere in the City by the Vancouver School Board.
2. We have not had any free use of the ice rink by any community groups. After re-reading the operative paragraph since our telephone conversation I can see where it could be interpreted as an "open-ended" policy (page 10, paragraph 9) regarding free use. This was not our intent however. All Parks Board arena managers are given discretionary authority for a few special exceptions on user charges during the year subject to Parks Board approval. This of course is subject to the health of the arena budget as we mention in the paragraph. To reiterate, no community groups have been given gratis use of the Britannia arena.

Cont'd . . .

Standing Committee of Council 4
 on Finance and Administration
 March 10, 1977

Clause #5 continued:

A subsidization rate category is also consistent with Parks Board policy at other arenas where reduced rates are levied against those community groups which in the Board of Management's opinion can offer skating programs of benefit to the community. Again the degree of subsidy is dependent on meeting the predicted revenues.

For your information the Vancouver School Board, which is the other party to these policies, approved the rates statement and sponsorship category in August. The soundness of these policies is still of course being tested. The Board of Management has stated that they should be thoroughly reviewed early in the fall. "

Following further discussion it was

RECOMMENDED

THAT the Rate Policy for Britannia Society be approved subject to modifications to Section IX-C - "Britannia Centre Sponsored and Subsidized Programs" as outlined in the letter from Britannia.

INFORMATION

6. Cultural Grants - Anticipated Expenditures for 1977

The Committee considered a Manager's report dated February 25, 1977 wherein the Director of Social Planning outlined the financial picture of cultural expenditures in 1976 and anticipated cultural expenditures for 1977.

The Committee agreed with the Social Planning Department that a firm set of guidelines should be established for all cultural grant applications for approval of the Committee. It was felt that the Committee is being denied any opportunity to set priorities under the present system where certain cultural grant applications are considered outside of the annual cultural grant presentation, and funds are allocated before they have the complete picture.

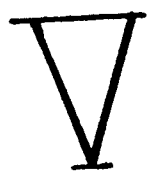
Discussion of the various points the Committee would like taken into consideration were discussed with the Director of Social Planning for report back to the Committee.

The meeting adjourned at approximately 5:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 465

REPORT TO COUNCIL



STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MARCH 10/15, 1977

A meeting of the Standing Committee on Planning and Development was held in the Community Room, Tennyson School, 1936 W. 10th Avenue, at 7.30 p.m., Thursday, March 10, 1977 and was reconvened at 7.30 p.m. on Tuesday, March 15, in the Activity Room, Bayview School, 2251 Collingwood St., Vancouver, B.C.

	<u>March 10th</u>	<u>March 15th</u>
PRESENT :	Ald. Harcourt, Chairman Ald. Brown Ald. Gibson Ald. Puil	Ald. Harcourt, Chairman Ald. Brown Ald. Kennedy Ald. Puil
ABSENT :	Ald. Kennedy	Ald. Gibson
ALSO PRESENT:	Ald. Ford Ald. Gerard	Ald. Ford Ald. Gerard Ald. Marzari
CLERK TO THE COMMITTEE :	M.L. Cross	M.L. Cross

RECOMMENDATION

1. Kitsilano Area Planning Programme - Plan for Conversion Areas of Kitsilano

The Committee considered a report of the City Manager dated February 15, 1977 (copy circulated) in which the Director of Planning recommends policies for the four 'conversion' areas of Kitsilano currently zoned RS-2 One Family Dwelling District and RT-2 Two Family Dwelling District. Both zones permit as conditional uses, the conversion of large, older style homes into housekeeping, sleeping or dwelling units, and the construction of townhouses and garden apartments with a height limit of two storeys plus cellar or one storey plus basement.

The four conversion areas are:

- Area 1 - Burrard, 16th, Vine, the lane south of 12th to Maple, Maple to the lane south of 10th, 10th Avenue (16th and Arbutus Area)
- Area 2 - Vine St., lane south of Broadway, MacDonald St., 4th Avenue (Kitsilano Neighbourhood House Area)
- Area 3 - MacDonald St., Broadway, Alma St., 4th Avenue (Bayview School Area)
- Area 4 - Larch St., 4th Avenue, Alma St., Pt. Grey Road (Point Grey Road Area)

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 March 10/15, 1977

(V - 2)

Clause #1 continued

The report states that the conversion areas of Kitsilano have a unique function with the larger community as follows:

1. Provides a transition between higher and lower densities.
2. Provides diversity.
3. Helps maintain the community's historical character.
4. Provides a stock of low-moderate income rental accommodation.
5. Enables property ownership by moderate income people.

The Director of Planning retained Western Realesearch in October 1975 to carry out an analysis of the economics of conversion houses. The analysis has shown that the continued existence of these conversion zones is sound from an economic and investment point of view.

The report also states that contact in the community has revealed the following common issues in the conversion areas:

- "1. Need for certainty about future development and character: Some upzoning for higher use has occurred in the City's conversion areas, eg. South Granville and it is not certain, in the minds of residents, if this will occur in their neighbourhood. Some parts of the Kitsilano conversion area are not receiving the repair, renovation and new investment expected or needed because the present zoning is not considered permanent by the property owners.
2. Allowing townhouses and garden apartments: The existing zoning for both RS-2 and RT-2 zones allow "townhouses and apartment buildings subject to the RM-1 Multiple Dwelling District regulations" as a conditional use. The minimum site size for this form of development is 7200 square feet in RT-2 zones and 10,000 square feet in RS-2 zones. The question of whether this use should be allowed and if so, to what scale, was an important consideration in each sub-area.
3. Upzoning: In certain conversion areas, especially those close to zones of higher density, the expectation was expressed by some residents that the areas should be upzoned. The appropriateness of this had to be discussed not only in relation to the Kitsilano apartment area, but also apartment demand in the City.
4. Traffic and Parking: There is a substantial amount of on-street parking in Kitsilano. The Kitsilano Attitudes and Needs Survey found that the combination of many parked cars and the lack of parking was the most frequently cited traffic problem in conversion areas. Additional problems are created, when existing dwellings are allowed to convert, and they cannot, provide additional off-street parking. Provision for existing and future cars was considered in each area.
5. Maintenance of Buildings: Buildings in the conversion areas are susceptible to the speculative effect of owners holding their property for redevelopment and allowing it to deteriorate. There is some evidence of neglect of this nature. However, of a total 2200 buildings, approximately 223 applications have been received for the Federal Government's Residential Rehabilitation Assistance Program since the program began in Kitsilano in November 1974. In addition, a significant amount of private rehabilitation has been occurring over the years.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 March 10/15, 1977

(V - 3)

Clause #1 continued

6. Loss of families: Whereas the conversion areas of Kitsilano once were primarily family areas, there has been a trend towards more single people and childless couples. This is a result of the general high cost of housing throughout the City and the continuing conversion of existing houses into small units which are not suitable for families. This loss of families is seen as a loss in the desirable social diversity of these areas.
7. Options for residents to remain: Just as high land and construction costs make it difficult for young families to purchase homes in this area, increasing property taxes and maintenance costs may make it difficult for limited income property owners to maintain their buildings. There is also a problem of renters being able to remain in the area. This could increasingly become an issue if strata-title townhouse developments are built or if "whitepainting" becomes a larger trend. "

At the meeting on March 10, the Committee heard speakers on Conversion Areas 1 and 2 and at the reconvened meeting on March 15, heard speakers on Areas 3 and 4.

At both meetings Ms. Hlavach detailed the goals and the intent of the proposed policies for the respective conversion areas (Appendix A of the report of the City Manager dated February 15, 1977 - copy circulated).

During the discussion of Conversion Areas 1 and 2, Ms. J. Rittenhouse requested that if a recommendation goes forward for changes to the zoning, could the draft by-law be done within two or three months and reported to Council soon thereafter for referral to Public Hearing.

At the meeting on Conversion Areas 3 and 4, concern was expressed about traffic on Point Grey Road and whether Blenheim Street should be reclassified to a collector street (Policies 8 and 10 in Conversion Areas 3 and 4 respectively).

With respect to traffic, parking and related physical improvements, policies 9 and 14 in Conversion Area 1 and Policy 9 in Conversion Area 3 should be referred to the City Engineer and Director of Planning for report to Council in 6 months on appropriate means of implementation. These policies read as follows:

Policy 9, Area 1

Maple Street between 10th Avenue and Broadway should be repaved, curbed and planted. The City should initiate this paving on a local improvement basis.

Policy 14, Area 1

Review the need for a pedestrian activated signal crossing on Burrard at 14th Avenue.

Policy 9, Area 3

The need for a pedestrian signal on 4th Avenue between Alma and MacDonald should be investigated.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 March 10/15, 1977

(V - 4)

Clause #1 continued

The Committee

RECOMMENDED

- A. THAT the Goals and Policies for the four Kitsilano Conversion Areas, as set out in Appendix A of the City Manager's report dated February 15, 1977, with the exception of Policy 8 in Conversion Area 3 and Policy 10 in Conversion Area 4, be approved as the basis of the plan for the respective neighbourhoods.
- B. THAT Policy 8 in Conversion Area 3 and Policy 10 in Conversion Area 4 with respect to Blenheim Street being reclassified to a collector streets, be referred to the Standing Committee on Transportation.
- C. THAT Policies 9 and 14 in Conversion Area 1 and Policy 9 in Conversion Area 3 be referred to the City Engineer and Director of Planning for report to City Council within 6 months on appropriate means of implementation.
- D. THAT the Director of Planning prepare, within 2 to 3 months, the appropriate amendments to the Zoning By-law based on the Plan Policies and Guidelines for report to City Council and referral to Public Hearing.
- E. THAT the City Engineer report to the Standing Committee on Transportation on:
 - (i) practical methods to improve the traffic situation on Pt. Grey Road; and
 - (ii) control, if possible, of existing parking in the Conversion Areas

such report to be available to interested citizens in the area.

The meeting adjourned at approximately 10.00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 465

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

VI

MARCH 17, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 17, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

The minutes of the Community Services Committee meeting of Thursday, March 3, 1977, were adopted as circulated.

RECOMMENDATION1. Solar Energy Society of Canada - Loan Request

The Committee had before it for consideration a Manager's Report dated February 22, 1977, (copy circulated) in which the Director of Social Planning reported on the application of the Solar Energy Society for a low interest loan from the City to support a Canada Works Project to provide solar energy ~~hot~~ water heating systems for low income homeowners.

The Director of Social Planning's report pointed out that the project involves the improvement of privately owned houses and that therefore it is legally impossible for the City to provide loans without shared participation of the Federal or Provincial Governments.

The Director of Social Planning had recommended the Society pursue Federal funding under the Demonstration and Research Projects program.

The applicant, Mr. Roger W. Bryenton, appeared before the Committee on this matter and stated the project is no longer in the research and experimental stage; that several installations are already in operation. He indicated the cost is approximately \$650.00 for each installation which involves the placement of three 4' x 8' solar collector panels on each home which will heat 10 gallons of water per day.

Mr. Bryenton indicated that B.C. Hydro does not appear to be interested in funding the program.

During discussion, the Committee members indicated the City may be in a position to assist the project if the Solar Energy Society can secure funding participation by the Federal or Provincial Government.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated February 22, 1977 be received and that the Solar Energy Society of Canada be urged to request funding from the Federal and/or Provincial Government, and that the Community Services Committee will reconsider financial assistance to the Solar Energy Society if the Society is successful in acquiring Federal and/or Provincial funding.

Continued

Report to Council
 Standing Committee of Council on Community Services
 March 17, 1977 (VI-2)

2. Housing Registry and Relocation Services

The Committee had before it for consideration a Manager's Report dated March 7, 1977 (copy circulated) in which the Director of Social Planning reported on the funding of the Red Door Rental Aid Society Service and the Y.W.C.A. Rooms Registry.

The report contained recommendations from the Director of Social Planning that a grant of \$37,500.00 be made to the Red Door Rental Aid Society and a grant of \$21,000.00 be made to the Y.W.C.A. Rooms Registry, both for the period to March 31, 1978.

It was noted the recommendation for funding for the Red Door is conditional on a matching grant from the Vancouver Resources Board.

Representatives of the Red Door Rental Aid Society and the Y.W.C.A. Rooms Registry appeared before the Committee on this matter and it was noted during discussion that the recommended grant for the Y.W.C.A. Service represents approximately half of that Service's grant request and that the Vancouver Resources Board has agreed to a \$37,500.00 grant to the Red Door which, if matched by the City, will provide \$75,000.00 to the Red Door, some \$10,886.68 short of the Red Door's requested amount.

The spokesman for the Y.W.C.A. advised the Committee that the "Y" has been endeavouring to acquire funding from the Provincial Government but so far has been unsuccessful. The "Y" representative also pointed out the operating cost for the "Y's" Rooms Registry has remained at a relatively constant level because the agency makes use of volunteer workers. The "Y's" spokesman indicated the "Y" would be unable to operate its Rooms Registry service on a budget of \$21,000.00.

Following discussion, it was

RECOMMENDED

- A. THAT a grant of \$37,500.00 be approved for the continuation of the Red Door Rental Aid Society Service, across the City, for the period April 1, 1977 to March 31, 1978, conditional upon official approval, in writing, of a matching amount from the Vancouver Resources Board.
- B. THAT a grant of \$42,138.00 be approved for the continuation of the Y.W.C.A. Rooms Registry for the period April 1, 1977 to March 31, 1978.

3. Legal Services Commission Hearing

Vancouver City Council, at its meeting on February 8, 1977, approved a recommendation from the Community Services Committee that the City appear at the April 4, 1977 hearing of the Legal Services Commission to submit a brief to the Commission.

The matter was on the Committee's agenda this date for consideration as to what should be included in the City's brief and who would make the presentation on behalf of the City.

The Chairman, who has over 25 years experience as a lawyer in Vancouver, spoke to this matter, pointing out that it is his opinion that the delivery of legal services to the general public at present is in a similar state to that of the delivery of medical services to the public some 30 or 40 years ago; that is, that the poor often suffer because they cannot afford legal assistance.

Continued

Report to Council
 Standing Committee of Council on Community Services
 March 17, 1977 (VI-3)

Clause No. 3 Continued

The Chairman suggested the City should appear before the Legal Services Commission as a "friend of the court" and that the City's brief could generally address itself to the fact that low income persons are not able to avail themselves of the same legal assistance as persons with higher incomes.

It was pointed out, for example, that the poor often enter guilty pleas to summary conviction charges simply because they cannot afford a lawyer.

It was also noted that funding for Legal Aid has been reduced by the Provincial Government, consequently, the provision of legal services to the poor has been reduced.

A special fund to pay for legal services to persons who cannot afford it, particularly in areas of divorce, family court and child custody matters, should be established.

Many women with children involved in divorce or child custody proceedings are deprived of adequate legal representation simply because they cannot afford it and the suggestion was made that the Equal Guardianship Act should be amended to provide that a mother has the legal custody of the children until they are aged 15 years. Such an amendment would alleviate the current situation of children being used as "footballs" in child custody disputes.

It was agreed that a brief should be prepared for the Commission by the Chairman covering the points noted this date.

Following discussion, it was

RECOMMENDED

THAT the members of the Community Services Committee of City Council appear before the April 4, 1977 hearing of the Legal Services Commission to present the City's brief which would be based on points mentioned in discussion this date.

4. Complaint re Tax Buyer's Agency

Representatives of the Downtown Eastside Residents' Association appeared before the Committee with written complaints (copies circulated) regarding the operation of Imperial Credit Protectors, 461 East Hastings Street, and the Committee agreed to consider these complaints.

Mr. Loxi Zorak also appeared before the Committee and reiterated the information contained in his letter of March 16, 1977 that he received \$400.00 of the \$700.00 he felt he was entitled to when he sold his income tax return to Imperial Credit Protectors, 461 East Hastings Street.

During discussion of this complaint, the Committee noted that under the City by-law, which states a tax buyer may charge no more than 15% of the tax return, Mr. Zorak still had \$195.00 coming to him.

On the second complaint, by a Mr. Jeramie Ritcher, the Committee noted that the complainant received \$100.00 when he may have been entitled to \$183.00.

Continued

Report to Council

Standing Committee of Council on Community Services

March 17, 1977 (VI-4)

Clause No. 4 Continued

Following discussion, it was

RECOMMENDED

THAT the operator of Imperial Credit Protectors,
461 East Hasting Street, be requested to appear
before Council to show cause why his business
licenses should not be suspended based on the
information contained in the complaint by Mr.
Loxi Zorak.

The meeting adjourned at approximately 2:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 466

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MARCH 17, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 17, 1977.

PRESENT : Alderman Harcourt, Chairman
 Alderman Brown
 Alderman Gibson
 Alderman Kennedy
 Alderman Puil

CLERK TO THE
 COMMITTEE : M.L. Cross

RECOMMENDATION1. Status Report - Major Development Permit Applications

Mr. A. Floyd, Zoning Division, with the aid of drawings, presented a verbal report on the following development permit applications:

- D.P.A. #76941 - 690 W. 7th - addition to office building
- D.P.A. #76866 - 1274 Barclay St. - 48 unit townhouse complex
- D.P.A. #76783 - 1111 Pacific St. - 55 unit apartment building
- D.P.A. #76675 - 2300 Blk. King Edward Ave. - Phase III Arbutus Village: 64 townhouses, 43 unit 4-storey apartment, 80 unit 6-storey apartment
- D.P.A. #76737 - 1155 Pacific St. - Preliminary - 7-storey, 69 unit apartment building
- D.P.A. #76739 - 995 W. 7th Ave. - 15 unit townhouse
- D.P.A. #76729 - 6545 Alberta St. (Langara) erect 100 unit senior citizen project
- D.P.A. #76600 - Area 6, False Creek - Construct marina and commercial/residential complex

With respect to the development permit application for the marina and commercial/residential complex constructed on the seawall in Area 6, False Creek, Mr. Floyd advised that this would be considered by the Development Permit Board on April 4.

The Committee wanted assurance that the Development consultant had met with the Residents Council about this development. There was a comment that some residents did not want the development to proceed.

It was suggested that the Development Consultant could provide information as to the financial contribution of the marina/commercial complex in the Phase 1 development of Area 6, False Creek and what other means of funding could be used if this development did not proceed. Another issue to be considered was the interest of the whole community if the seawall is to be blocked.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 March 17, 1977

(VII - 2)

Clause #1 continued

RECOMMENDED

- A. THAT the verbal report on the status of major development permit applications be received.
- B. THAT the Development Consultant report to the Committee on meetings held with residents groups with respect to this development, to include information on the financial contribution of the marina/commercial complex in Area 6 and alternate means of funding this contribution if the project does not proceed.

2. Chairman's Report

The Committee considered a report of the Chairman dated March 10, 1977 (copy circulated) which outlines the outstanding items from 1975-76, the progress of the Committee to date and major issues which will be coming forward.

The Chairman noted that the Planning Department's work programme had been received by Council. He recommended that the work programme be approved with the following amendments:

- (a) In the section on the Overall Planning Division work programme the following be added:

Liaison with the Traffic Engineering Department staff with respect to the on-going studies in the Engineering Department on

- (i) Transit Planning - general and specific
- (ii) Truck Movement Routings

- (b) In the Special Services Division, the following be added:

- (i) Report on illegal suites in single family dwellings
- (ii) Re-assessment of small lot design competition.

The Committee

RECOMMENDED

- A. THAT the report of the Chairman dated March 10, 1977 be received.
- B. THAT the Planning Department's work programme, as outlined in the 1977 Annual Review, be approved as amended by the Committee this day.

3. Policy on Low Density Multiple Housing in RS-1 Areas

The Committee considered a report of the City Manager dated March 7, 1977 forwarding a detailed report of the Director of Planning of the same date (copies circulated).

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 March 17, 1977

(VII - 3)

Clause #3 continued

Mr. D. Thomsett, Planning Department, advised that the Director of Planning had received a number of rezoning requests and other development proposals for low density multiple housing in single-family areas. A report was prepared requesting Council's guidance as to whether a study should be carried out to evaluate the feasibility of designing a policy not only to allow townhouses but also to ensure neighbourhood stability. Council on May 18, 1976 instructed the Director of Planning to study and report back on overall policy designed to permit limited townhouse development in appropriate RS-1 areas, while maintaining neighbourhood stability. The report was to include an analysis of the impact such a policy might have on RS-1 land values and hence on the likelihood of speculation and intensified development pressure.

Mr. Thomsett outlined the Planning Department's report in detail and summarized a report prepared by Western Realesearch Corporation Ltd. (on file in City Clerk's office) who had been employed to study the economic implications of allowing townhouses in single family areas.

The report contains a summary of what are perceived to be **the** potential effects of any policy which would allow for the development of townhouses in single-family areas. The implementing of such a policy:

- | | | |
|---|-----|---|
| 1) Could provide for a wider range of housing types | but | could replace existing housing with townhouse units generally costing more than the houses they replaced. |
| 2) Could provide housing for upper middle income families, 'empty nesters' and co-op groups | but | could accelerate the removal of the most affordable detached housing stock. |
| 3) Could allow for design control over new development | but | could reduce individual control over design and finishing materials. |
| 4) Could more efficiently utilize residential land | but | could reduce the availability of detached single family housing in the long term. |
| 5) Could help to meet Livable Region Program objectives without all growth in existing apartment areas. | but | could reduce existing levels of tranquility (e.g., more people, more cars). |
| 6) Could improve the frequency of bus service with more ridership | but | could worsen overcrowded conditions on some routes. |
| 7) Could reduce travel time for those who would otherwise live in the suburbs and commute | but | could add traffic to local streets and further congest some arterials. |
| 8) Could marginally improve upon the trend of the declining school enrolment in some East Side areas. | but | could worsen overcrowding of schools in some East Side areas while doing nothing to improve declining enrolments in many other areas. |

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 March 17, 1977

(VII - 4)

Clause #3 continued

- | | | |
|--|-----|---|
| 9) Could lead to comprehensively upgrading of services in some areas | but | could result in heavy costs to the City in some locations. |
| 10) Could provide for the acquisition of parkland in presently deficient areas | but | could result in lowered levels of service unless funding is available for improvements. |

A number of possible alternative actions were explored:

- (1) Retention of existing policy - This does little towards accelerating change in existing neighbourhoods but provides for no alternative forms of housing.
- (2) Establishment of rezoning criteria - This could raise land values and cause some speculation in areas meeting the criteria.
- (3) Allowing townhouses as a conditional use subject to criteria - This could result in impacts similar to those in number 2 only more so because of no formal vehicle for public involvement in decision-making.
- (4) Allowing townhouses as an outright use - This could result in the demolition of much good housing stock and servicing costs to the City would be high.
- (5) Establishment of areas for townhouses - This provides for some housing alternatives with accelerated change contained within boundaries decided upon through a citizens' participation process.

With respect to the establishment of areas for townhouses, Mr. Thomsett stated that there are a few areas in the City where lots are large, densities are very low and where taxes and maintenance costs are burdensome for some of the owners. These are parts of Shaughnessy (zoned RS-4), South-West Marine Drive and Point Grey, west Blanca Street.

The City Manager suggested that it would be important for communities and developers to know whether Council would be prepared to consider spot rezonings for townhouses.

Members of the Committee felt that in areas like the three mentioned applications for townhouses could be entertained but individual spot rezonings in most RS-1 areas should be discouraged. In most local area planning programmes, some townhouses seem to be acceptable as part of the area plan, but in these areas, resident opinions have been canvassed.

RECOMMENDED

- A. THAT the present RS-1 zoning schedule not be amended at this time to allow for townhouses or other forms of low density multiples as an outright or conditional use.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 March 17, 1977

(VII - 5)

Clause #3 continued

- B. THAT staff initiated identification of appropriate single family areas and subsequent discussions with residents not be carried out in 1977 because of higher priority commitments in the Planning Department's work programme.
- C. THAT other opportunities for designating town-house areas be considered when identified as part of local area planning programs or when defined through actions of private local area residents' groups.

4. Offices in Industrial Areas

The Committee considered a report of the City Manager dated March 9, 1977 (on file in the City Clerk's office).

Mr. L. Tennant, Overall Planning Division, advised that in February 1976 the Department presented a report to the Committee on "Employment Growth and Location in Relation to the Objectives of the Livable Region Programme of the GVRD". One of the recommendations was that office buildings which are not accessory to industrial operations no longer be allowed as conditional uses in M-1 and M-2 industrial zones. The Committee deferred action on this recommendation pending further consideration and clarification. In the interim, the Director of Planning was advised to control office development in industrial areas by continuing to exercise his discretion in approving conditional uses.

The Department has been monitoring development permit applications for offices and has completed a more general analysis of industrial land use as part of the Overall Planning Programme. The Department feels the justification for restricting offices in industrial areas is further strengthened.

Mr. Tennant reported on the development permit applications that had been received for offices in industrial areas. Each was considered on its own special circumstances. In M-1 and M-2 zones, offices are permitted as outright uses only if they are accessory to the principal (usually industrial) uses or buildings on a site. Accessory uses, including these offices, can occupy up to one-third of the total area of all buildings on the site. Offices which are not accessory are conditional uses permitted only with the approval of the Director of Planning at the time of a development permit application.

No development permit applications were approved if the development was to be built specifically for offices.

There appears to be a need for an explicit statement or policy which clarifies office use and development in industrial areas, resulting in an amendment to the industrial schedules of the Zoning By-law. However, work on an industrial policy is proceeding which will result in significant changes to the industrial schedules. For this reason, the Director of Planning recommended:

- (1) That the Director of Planning not make application to remove office as a conditional use from the M-1 and M-2 schedules at this time but report back at a later date on comprehensive changes to the industrial schedules.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 March 17, 1977

(VII - 6)

Clause #4 continued

- (2) That in the interim, the Director of Planning continue to follow a policy not to approve office as a conditional use except in special circumstances where, in his opinion, variance from the policy is justified.

The Committee considered a letter dated February 22, 1977 (on file in City Clerk's office) from Mr. J. Baker, Solicitor. Mr. Baker appeared on behalf of the owners of a number of small businesses who own buildings in the M-1 industrial area in the 100-300 Blocks of West 7th and 8th Avenues. He requested that development permits be issued to legalize the present office uses or the City take no further enforcement action until such time as there is a demand for industrial development in the City or until there is an amendment to the Zoning By-law removing 'office' from the M-1 and M-2 schedules.

Mr. L. Craik, J.D. Projects Ltd., advised that he has been instructed to cease using a portion of his building as offices and restore the building to its approved use of wholesale and ancillary offices. Mr. Craik outlined the hardships this would create to himself and to his tenants.

Mr. R. Spaxman, Director of Planning, stated that there is a development control process - people know what industrial development is and what office development is. If the developers go through the process they are aware that if there is more than one-third of the total area of the building used for accessory office, the permit will be refused. The Committee should not be reviewing applications that contravene the development permit process.

After discussion the Committee

RECOMMENDED

THAT consideration of the Manager's Report dated March 9, 1977 be deferred to the next meeting of the Committee.

The meeting adjourned at approximately 3.35 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 466

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

VIII

March 17, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, March 17, 1977, at 3:40 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford
Alderman M. Harcourt
Alderman H. Rankin

COMMITTEE
CLERK: J. Thomas

The minutes of the joint meeting of the Standing Committee on Transportation and Board of Parks and Recreation of March 7, 1977, were adopted.

RECOMMENDATION:1. Taxi-cab Licenses

The Committee had for consideration a report of the Chairman of the sub-committee re Vehicles for Hire Matters dated February 28, 1977, dealing with the question of additional taxi-cab licenses and procedural changes required to accommodate Motor Carrier Commission licensing practices.

Alderman Rankin, in his report, advised:

"On April 22, 1975, when considering a Vehicles-for-Hire Board report, Council passed the following motion:

• THAT

A. Twenty-five (25) licenses be issued to drivers with more than two years experience in Vancouver who hold a current taxi driver's license and do not own any interest in any other cab or cabs.

B. The price per license issued be \$15,000.

C. The method of allocation be as follows:

8 licenses to drivers of Black Top Cabs
8 licenses to drivers of Yellow Cabs
5 licenses to drivers of MacLure's Cabs
3 licenses to drivers of Advance Cabs
1 license to drivers of Forum Taxi,

on the understanding that these dispatch companies agree to take this particular number into their companies, subject to the terms of their Company Agreements, and to give new licensees full access to all facilities of said company.

D. The following be the procedure for issuing the licenses:

- (a) Applicants to submit a letter of application to the Department of Permits and Licenses prior to June 15, 1975.
- (b) Each application to be countersigned or otherwise certified by one of the dispatch companies.
- (c) The Vehicles-for-Hire Board to conduct a draw as soon as possible from those submitted in the following order:

Report to Council
 Standing Committee of Council
 on Transportation
 March 17, 1977 VIII - 2

Clause 1 Cont'd

- (i) 8 licenses to drivers certified by Black Top Cabs
 - (ii) 8 licenses to drivers certified by Yellow Cabs
 - (iii) 5 licenses to drivers certified by MacLure's Cabs
 - (iv) 3 licenses to drivers certified by Advance Cabs
 - (v) 1 license to drivers certified by Forum Taxi.
- (d) Successful applicants to have new taxi in operation within 90 days of the draw.

E. The City Manager report back to the Vehicles-for-Hire Board in six months time on the implementation of the foregoing recommendations and their effect upon the taxi industry.'

On February 25, 1976, the Director of Permits & Licenses reported as follows:

'The new licenses have not been issued to the two applicants because the Motor Carrier Commission are not prepared to issue inter-municipal licenses for additional taxicabs at this time, and, therefore, the operation of the new cabs would be severely curtailed.'

Subsequent correspondence between the Chairman of the Vehicles-for-Hire Board and the Chairman of the Motor Carrier Commission culminated in the following comments from the Motor Carrier Commission on November 2, 1976:

'....the Commission will deal in the normal manner with any application from anyone seeking authority to operate a vehicle as a limited passenger vehicle (taxi). No advance undertaking to give approval to any such application can be given.

....an applicant seeking to licence a vehicle as a limited passenger vehicle (taxi) under the Motor Carrier Act may make a (tentative) application for approval in principle of such a proposed operation before that person has purchased the vehicle which he proposes to operate, or before such person has acquired any other licences or authorities which they may require to conduct their complete operations. If such an application is made and the Commission decides to approve the application, a formal approval will then be issued to the applicant, subject, of course, to the applicant subsequently complying with the Commission's usual requirements as to equipment to be licenced, insurance coverage, etc.'

Since January, 1976, an additional 31 licenses have been issued by neighbouring municipalities: 20 by Richmond, 11 by Burnaby. The Motor Carrier Commission has issued new licenses for inter-municipal travel to 14 units in Burnaby and 5 in Richmond.

From the foregoing, it is apparent that the taxi industry growth is continuing, and that, in order to encourage the expansion of the City-based fleets, some procedural changes are required, particularly to accommodate Motor Carrier Commission licensing practices.

The Sub-Committee RECOMMENDS:

A. That Recommendation D of the Vehicles-for-Hire Board report approved by Council on April 22, 1975 be amended to read:

Cont'd . . .

Report to Council
 Standing Committee of Council
 on Transportation
 March 17, 1977

VIII - 3

Clause 1 Cont'd

- (a) Applicants to submit a letter of application to the Department of Permits & Licenses together with a deposit of \$1,000, refundable in event of subsequent rejection by the Motor Carrier Commission for an inter-municipal license.
- (b) Each application to be countersigned or otherwise certified by one of the dispatch companies.
- (c) Department of Permits & Licenses to issue a letter indicating their intention to license the applicant.
- (d) If more than 25 applications are received prior to June 30, the Vehicles-for-Hire Board to conduct a draw from those submitted in the following order:
 - (i) 8 licenses to drivers certified by Black Top Cabs
 - (ii) 8 licenses to drivers certified by Yellow Cabs
 - (iii) 5 licenses to drivers certified by MacLure's Cabs
 - (iv) 3 licenses to drivers certified by Advance Cabs
 - (v) 1 license to drivers certified by Forum Taxi.
- (e) If less than 25 applications are received by June 30, additional taxi licenses be issued to all applicants."

Alderman Rankin reviewed the history of Section 5 of the Vehicles for Hire By-law, enacted in 1952, relating to the licensing of the owners or operators of taxi-cabs, which limited the number of taxi-cabs to 363 until such time as the City's population exceeded 580,000. Council's action of April 22, 1975, approving procedures for the issuance of 25 additional new licenses, evolved from citizens' complaints that the existing taxi fleet was insufficient for the City's needs. Subsequently, the Motor Carrier Commission indicated it was not prepared to guarantee new inter-municipal licenses under the conditions set down by the City.

Alderman Rankin advised he had met recently with representatives of taxi-cab owners and drivers who now questioned the expansion of the taxi fleet at the present time in view of the current downward trend in the economy. It had also been pointed out that citizens were no longer complaining about service.

Mr. J. Dawson, President of the Vancouver Taxi-cab Owners' Association, addressed the Committee and confirmed his Association, representing all the taxi-cab companies in the City, did not feel expansion was warranted. Two years ago, with a flourishing economy, the industry experienced some problems in servicing the public; however, the past year had seen a severe economic setback and cab incomes were down approximately 10 per cent. An increase in the number of cabs would result in an even greater reduction in drivers' earnings. A number of companies were experiencing difficulties: one in Surrey was in receivership and two others - in Burnaby and Richmond - were in economic trouble.

Mr. D. Flint, representing the Vancouver Taxi-cab Drivers' Association, endorsed Mr. Dawson's position.

Police Constable W. Davies, Taxi Detail, advised the Vancouver Police Department had not received any complaints regarding taxi service.

Responding to questions, Mr. Dawson, and Mr. T. Scarr, General Manager, Yellow Cabs, advised taxi-cab transfers were currently within the \$33,000 - \$48,000 range. A Yellow Cab recently changed ownership for \$48,000. Such transfers entitled the new owner to a fully equipped taxi-cab, a share in the company and goodwill.

Cont'd . . .

Report to Council
 Standing Committee of Council
 on Transportation
 March 17, 1977 VIII

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Clause 1 Cont'd

Following further discussion, it was

RECOMMENDED,

- A. THAT the recommendation contained in the report of the Chairman of the sub-committee re Vehicles for Hire Matters dated February 28, 1977, be approved.
- B. THAT the question of the issuance of additional taxi-cab licenses be reviewed by the Committee in six months.

The meeting adjourned at approximately 3:55 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 466

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATIONIX

March 17, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, March 17, 1977 at approximately 3:30 p.m.

PRESENT: Mayor Volrich, Chairman
Alderman Brown
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

COMMITTEE CLERK: G. Barden

RECOMMENDATION1. Reorganization of the Computer Services Division

On March 8, 1977 City Council referred the attached Manager's report dated March 4, 1977 to the Finance Committee for consideration and report back.

The Committee considered the Manager's report dated March 4, 1977 wherein the Director of Finance and the Manager of Computer Services reported on the reorganization of the Computer Services Division.

The report included the present structure, the proposed structure, internal and external changes which have affected the workload of the Division, factors that justify the proposed organizational changes, benefits and costs.

The Director of Finance reported that a small group of technically oriented support personnel organized as a branch within the Computer Services Division would enable them to be truly effective in the delivery of existing services they provide their users. This organization would also give a strong position to assess the probable future expansion of the City's data processing needs and would allow proper assessment of technological advances in the computer and business equipment markets. In many cases, new equipment offers significant price to performance benefits and potential future costs savings in many City operations. In order to provide these support services in a controlled and organized manner, the creation of a Support Services Branch which will require the following staff changes and position reclassification is proposed:

<u>Present Classification</u>	<u>Present Location</u>	<u>Proposed Classification</u>
Systems Analyst II	Systems Branch	Support Services Supervisor
Advisory Systems Analyst	Staff Group	Advisory Systems Analyst
Computer Programmer III	Staff Group	Technical Specialist
Computer Programmer II	Staff Group	Technical Specialist
Computer Programmer II	Programming Branch	Data Base Specialist.

The costs for the reorganization would be as follows:

Onetime - office furniture and alterations estimated at	\$ 3,200
Recurring - annual increase in salaries resulting from reclassifications, estimated at	\$ 9,600.

Cont'd . . .

Standing Committee of Council IX-2
 on Finance and Administration
 March 17, 1977

Clause #1 continued:

Following discussion it was

RECOMMENDED

- A. THAT City Council approve the reorganization of five existing dispersed staff into a specific branch as detailed above.
- B. THAT the Director of Personnel Services review and classify the positions affected by this reorganization for report to the City Manager in the normal manner.
- C. THAT the onetime cost for office furniture and alterations, estimated at \$3,200 be approved in advance of the 1977 revenue budget.

2. Redesign of the City's Real Property Tax Bill

On December 9, 1976, the Finance and Administration Committee discussed the redesign of the City's Real Property Tax Bill and it was agreed to invite Mr. R. Derreth of Reinhard Derreth Graphics Ltd. to give his opinion and/or illustrations as to whether or not it is possible to redesign the tax form so that it would be clearer and more easily understood by the taxpayers.

Mr. Derreth advised the Committee that he had reviewed the present tax bill and found the layout confusing to follow. He suggested it could be redesigned with the information separated into three sequential columns. This would make the bill visually clearer and allow a logical sequence to follow when reading the bill.

Mr. Derreth estimated costs for the redesign would be between \$1,800 and \$2,200.

Following discussion it was

RECOMMENDED

THAT the City authorize funds up to a maximum of \$3,000 for the redesign of the City's Real Property Tax Bill and Mr. R. Derreth be engaged to carry out the redesign as discussed with the Finance Committee.

3. 1977 Tax Information Brochure - Postal Walk

On February 22, 1977, City Council approved a recommendation of the Finance Committee to include a newsletter insert with the 1977 tax notice and to distribute the newsletter in dense apartment areas by postal walk. The Director of Finance was requested to report back on costs for such a postal walk.

The Committee considered a Manager's report dated March 15, 1977, (copy circulated), wherein the Director of Finance gave cost estimates for postal walks in the three heaviest apartment areas of the City - the West End, Kerrisdale and Kitsilano-Fairview areas.

cont'd....

Standing Committee of Council IX - 3
on Finance and Administration
March 17, 1977

Clause #3 continued:

The Committee was informed that excessive duplication would likely occur in Kerrisdale and Kitsilano-Fairview if postal walks were conducted in these areas because the newsletter would be mailed to property owners and they would also receive copies through the postal walk. In the West End duplication would be minimal as there are very few homeowners compared with tenants in apartments.

Following further discussion it was

RECOMMENDED

- A. THAT a postal walk be provided in the West End for distribution of the 1977 tax information brochure at an estimated cost of \$1,875.
- B. THAT an additional 10,000 copies of the brochure be printed at a cost of \$400 for distribution to libraries, information centres and Area Planning Offices in other dense apartment areas.

The meeting adjourned at approximately 4:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 467